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Section I: Facilities

(1) Describe the school's capacity and experience in facilities acquisition and development, including managing build-out and/or renovations, as applicable. Provide a description and analysis of any construction or development delays which have impacted a school or campus calendar and schedule in the past and a discussion of any organizational or operational adjustments that have been made to prevent recurrence in the future.

Somerset Academy of Las Vegas (SOM) has extensive experience in regards to facility acquisition and development. SOM's first two facilities in which they occupied were both existing buildings. The NLV campus was an existing building shell containing 40,000 sf that was a build out. In 2012, SOM built their first ground up campus, Sky Pointe, on 12 acres. The Sky Pointe Campus has been built in three phases and after the completion of the third phase will include an elementary building, middle/high building, full size gym, and three Multi-Purpose rooms. In 2014, SOM built two campuses, the Losee Campus (K-12) and Stephanie Campus (K-8). The Emerson Campus students were relocated from an old church facility to the Stephanie Campus that is approximately 55,000 sf. and hosts a student capacity of 960 on approximately 5 acres. SOM in building the Losee Campus continued with the same model established by the building of Sky Pointe in which the school is built in phases as student enrollment grows. After final build out the Losee Campus will be approximately 145,000 sf. on 17 acres with a student capacity of 2,400 students. The Lone Mountain Campus was built in 2015 as a replication of the Stephanie Campus, holding 960 students on approximately 5 acres.

SOM has partnered with professional organizations such as Turner-Agassi Charter School Facility Fund, Academica Nevada, Nevada General Construction and Ethos 3 Architecture to accomplish these undertakings.

SOM has not encountered developmental delays to the campus calendar year with the construction of its first three campuses.

(2) Identify the entity responsible for acquiring and maintaining school facilities and describe that entity's relationship to both the school and any management organization. If costs related to the facility will be borne by the proposed school's education management organization or a related party such as a foundation, it should identify the level of capital support the organization (or related party) is willing to provide to the school.

SOM partnered with the Turner-Agassi Charter School Facility Fund to acquire and construct the Stephanie and Losee school facilities. The Board entered into a Triple Net Lease, which required the school to maintain the facility. The school will now propose to acquire their facilities because the lease has a purchase option provision. Board Members of SOM do not present a conflict of interest in dealing with Turner-Agassi Charter School Facility Fund or any other development group with which they would choose to do business.

No costs related to the facility will be borne by Academica Nevada or a related party such as a foundation.

(3) If the facility to be acquired has been identified and requires no construction or renovation prior to the commencement of instruction, please provide (if you choose to answer Question 4, please note that Question 3 is Not Applicable):

(a) The physical address of the facility and supporting documentation verifying the location, including the Assessor's Parcel Number and a copy of the Assessor's Parcel Map for the proposed facility as Attachment 4

Please see Attachment 4.

(b) A copy of the proposed purchase and sale agreement or a copy of the proposed lease or rental agreement as Attachment 5

Please see Attachment 5.

(c) A copy of the floor plan of the facility, including a notation of the size of the facility which is set forth in square feet as Attachment 6

Please see Attachment 6.

(d) The name, address, and full contact information of the current owner of the facility and any proposed landlord and a disclosure of any relationship between the current owner or landlord and the school, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school as Attachment 7

Please see Attachment 7.

(e) A copy of the Certificate of Occupancy at Attachment 8

Please see Attachment 8.

(f) Documentation demonstrating that the proposed facility meets all applicable building codes, codes for the prevention of fire, and codes pertaining to safety, health and sanitation as Attachment 9

Please see Attachment 9.

(g) Documentation demonstrating the governing Body has communicated with the Division of Industrial Relations of the Department of Business and Industry regarding compliance with the federal Occupational Safety and Health Act (OSHA) in compliance with NAC 386.3265 as Attachment 10

Please see Attachment 10.

(4) If a facility requires any construction or renovation prior to the commencement of instruction, please provide (if you choose to answer Question 3, please note that Question 4 is Not Applicable):

The facilities do not require any construction or renovation prior to the commencement of instruction of; therefore, this question and its relevant sub-questions are not applicable.

a) Either a discussion of the desired community of location and the rationale for selecting that community AND an assurance that the school will submit the documentation required in 1(a) for review and approval prior to acquisition of any facility in compliance with NAC 386.3265 as Attachment 4 OR the physical address of the proposed facility which requires construction or renovation and supporting documentation verifying the location, including the Assessor's Parcel Number and a copy of the Assessor's Parcel Map for the proposed facility as Attachment 4

This question is not applicable.

b) The facilities do not require any construction or renovation prior to the commencement of instruction; therefor, this attachment is not applicable.

This question is not applicable.

c) Either a narrative explaining the rationale for the budgeted cost of acquisition of an owned or leased facility AND an assurance that the school will submit such documentation for review and approval prior to acquisition of any facility in compliance with NAC 386.3265 as Attachment 5 OR, if a facility has been identified which requires construction or renovation, a copy of the proposed purchase and sale agreement or a copy of the proposed lease or rental agreement as Attachment 5

This question is not applicable.

d) Either a discussion of the general specifications to be utilized during the facility search, including approximate square footage AND an assurance that the school will submit such documentation for review and approval prior to acquisition of any facility in compliance with NAC 386.3265 as Attachment 6 OR, if a facility location has been identified but requires construction or renovation, a copy of the proposed floor plan of the facility, including a notation of the size of the facility which is set forth in square feet AND an assurance that the school will submit final documentation in compliance with NAC 386.3265 as Attachment 6

This question is not applicable.

e) Either a description of the process and resources the school will use to identify a facility AND an assurance that the school will submit such information for review and approval prior to acquisition of any facility in compliance with NAC 386.3265 as Attachment 7 OR, If a facility has been identified but requires construction or renovation, the name, address, and full contact information of the current owner of the facility and any proposed landlord and a disclosure of any relationship between the current owner or landlord and the school, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization, foundation, or other entity which does business with or is otherwise affiliated with the school as Attachment 7

This question is not applicable.

f) A detailed construction project plan and timeline, including a Gannt chart, identifying all facility development activities necessary to obtain a full certificate of occupancy prior to the first day of school AND documentation of the inspection and approval processes and timelines for the state, municipal, or county agencies which will issue the Certificate of Occupancy, including a discussion of whether such agencies issue temporary or conditional approvals and a copy of the standard form documentation that the sponsor can consult in such circumstances to confirm compliance with NAC 386.3265 as Attachment 8

This question is not applicable.

g) A detailed construction project plan and timeline, including a Gannt chart, identifying all facility development activities necessary to obtain all such code approvals prior to the first day of school AND documentation of the inspection and approval processes and timelines for the state, municipal, or county agencies which will conduct all code inspections, including a discussion of whether such agencies issue temporary or conditional approvals and a copy of the standard form documentation that the sponsor can consult in such circumstances to confirm compliance with NAC 386.3265 as Attachment 9

This question is not applicable.

h) Documentation demonstrating the governing Body has communicated with the Division of Industrial Relations of the Department of Business and Industry regarding compliance with the federal Occupational Safety and Health Act (OSHA) in compliance with NAC 386.3265 as Attachment 10

This question is not applicable.

- (5) Please include the organization's plans to finance these facilities, including:
 - a) Indicate whether the school intends to finance these facilities through the Department of Business and Industry (B&I) or another bond conduit. If the school is not using the B&I conduit please identify the proposed issuer of the bonds. Please provide a rationale for the selection of this issuer, and a comparative analysis with any other issuers considered by the school.

Somerset Academy of Las Vegas issued its 2015 bonds through B&I and plans to issue bonds in 2018 using the same debt structure and covenants. SOM intends to finance these facilities through the issuance of revenue bonds through the Nevada Department of Business and Industry. Each campus lease agreement contains an option agreement granting the tenant the option to purchase the premises 37 months after the lease commencement date. Issuing a Charter School Lease Revenue Bond allows each campus to be able to finance the cost of acquiring, constructing, and equipping their facility.

b) Total project cost for each facility

Total combined bond issuance (project costs) will not exceed \$62,000,000.

c) Financing and financing assumptions

SOM's financing assumptions are that the school will be borrowing approximately \$51,175,000 at an interest rate of 5.256%. The bonds will be over 30 years

d) Total facility costs that the financial model can handle – debt service + lease + maintenance + utilities + etc. for each facility and for the network as a whole

Total facility costs, including debt service, lease, maintenance, utilities, etc., are projected to be approximately 18.50% of total expenditures in the current financial model; this model can handle facility costs of up to approximately 23.50% of total expenditures.

Section II: Financial Plan

- (1) As Attachment 11, present a budget narrative including a detailed description of assumptions and revenue estimates, including but not limited to the basis for revenue projections, staffing levels, and costs. The narrative should specifically address the degree to which the school budget will rely on variable income (e.g., grants, donations, fundraising, etc.). There is no page limit for the budget narrative in Attachment 11. Include the following:
 - a) Per-Pupil Revenue: Use the figures provided in developing your budget assumptions.
 - b) Anticipated Funding Sources: Indicate the amount and sources of funds, property or other resources expected to be available through banks, lending institutions, corporations, foundations, grants, etc. Note which are secured and which are anticipated, and include evidence of commitment for any funds on which the school's core operation depends in a clearly identified component of Attachment 11. Please ensure that your narrative specifically references what page this evidence can be found on in the attachment.
 - c) Anticipated Expenditures: Detail the personnel and operating costs assumptions that support the financial plan, including references to quotes received and the source of any data provided by existing charter school operators in Nevada or other states.

Please see Attachment 11.

(2) Submit a completed financial plan for the school reflecting any additional cost or savings related to the proposed acquisition at the campus level as Attachment 12 (the format of this is state budget form).

Please see Attachment 12.

(3) Submit, as Attachment 13, a detailed budget for the operator at the network level reflecting any additional cost or savings related to the proposed acquisition (the format of this is state budget form).

Please see Attachment 13.

(4) Provide a narrative explaining the proposed use of any savings generated through lower facilities occupancy costs.

In the occasion that any savings are generated through lower facility occupancy costs, the school's Board of Directors will decide how to best use the funds for improving the school. Use of funds could result in the following activities: increasing staff, purchasing other student or teacher materials, and increasing teacher pay, among others.

January 16, 2018

State Public Charter School Authority Attn: Patrick Gavin 1749 North Steward Street, Suite 4D Carson City, Nevada 89706

Re: Amendment Request for Somerset Academy of Las Vegas for Acquisition of Stephanie and Losee Campuses

Dear Mr. Gavin:

Below is the Summary for Somerset Academy of Las Vegas to amend their charter contract with the SPCSA to acquire the Stephanie and Losee campuses:

Somerset Academy of Las Vegas proposes to amend their charter contract with the SPCSA to acquire the Stephanie Campus and Losee campuses. In August of 2014, Somerset Academy of Las Vegas entered into their current leases which had a window to purchase in years 3-5. If those options are not exercised, the schools will be locked into the lease schedules which contain escalators over the next 30 years. A bond will allow the schools to minimize their facility costs as a percentage of their operating budgets.

Somerset Academy of Nevada requests that the Authority approve Somerset's Campus Acquisition Amendment Request.

Sincerely,

Somerset Academy of Las Vegas Board Chair

NOTICE OF PUBLIC MEETING of the Board of Directors of SOMERSET ACADEMY OF LAS VEGAS

Notice is hereby given that the Board of Directors of Somerset Academy of Las Vegas, a public charter school, will conduct a public meeting on January 18, 2018 beginning at 6:00 p.m. at 4650 Losee Road North Las Vegas, Nevada 89081. The public is invited to attend.

Attached hereto is an agenda of all items scheduled to be considered. Unless otherwise stated, the Board Chairperson may 1) take agenda items out of order; 2) combine two or more items for consideration; or 3) remove an item from the agenda or delay discussion related to an item.

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend or participate at the meeting. Any persons requiring assistance may contact Jennifer Elison at (702) 431-6260 or jennifer.elison@academicanv.com two business days in advance so that arrangements may be conveniently made.

Public comment may be limited to three minutes per person at the discretion of the Chairperson.

AGENDA

January 18, 2018 Meeting of the Board of Directors of Somerset Academy of Las Vegas

(Action may be taken on those items denoted "For Possible Action")

- 1. Call to order and roll call (For Possible Action)
- 2. Public Comment and Discussion (No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken.)
- 3. Consent Agenda (For Possible Action)
 - a. Minutes from the December 12, 2017 Telephonic Board Meeting
 - b. Approval of Maximum Grade-Level Enrollment Targets for the 2018/2019 School Year
 - c. Approval to Apply to Provide Distance Education Courses to Middle School and High School Students; Designate Executive Director Barlow as Signer of the Application; and Direct Academica to Make an Amendment to the Charter to Allow Distance Education
 - d. School Financial Performance (Not for Action)
- 4. Report on Academic Performance and Executive Director Update (Discussion Only)
- 5. Interview up to three new Board Member Candidates (Discussion Only)
- 6. Nomination and Election of one new Board Member (For Possible Action)
- 7. Approval of Attorney Engagement Agreement with Kolesar & Leatham to Engage their Legal Services with Regard to the Bond Issuance to Acquire the Stephanie and Losee Campuses (For Possible Action)
- 8. Review and Possible Action Regarding a Bond Underwriter Agreement with D.A. Davidson (For Possible Action)
- 9. Discussion and Possible Approval to Submit a Charter Amendment Request to Purchase the Losee and Stephanie Campuses (For Possible Action)
- 10.Discussion and Possible Action Regarding the Approval of the Weighted Lottery Policy (For Possible Action)

- 11. Acknowledgement of Principal Dan Phillips' Resignation (Effective June 30, 2018) and Approval Giving Direction to Executive Director Barlow to Conduct a Search, or Possible Consideration to Move to a K-12 Leadership Structure (For Possible Action)
- 12. Member Comment (Information/Discussion)
- 13. Public Comments and Discussion(Discussion)
- 14. Adjournment (For Possible Action)

This notice and agenda has been posted on or before 9 a.m. on the third working day before the meeting at the following locations:

- (1) 385 W. Centennial Parkway, North Las Vegas, Nevada 89084
- (2) 7038 Sky Pointe Drive, Las Vegas, Nevada89131
- (3) 50 N. Stephanie St., Henderson, Nevada 89074
- (4) 4650 Losee Road, North Las Vegas, Nevada 89081
- (5) 4491 N. Rainbow Blvd., Las Vegas, Nevada 89108
- (6) North Las Vegas City Hall, 2250 Las Vegas Blvd. North, North Las Vegas, Nevada.
- (7) Henderson City Hall, 240 South Water Street, Henderson, Nevada.
- (8) Las Vegas City Hall, 495 S. Main St., Las Vegas, Nevada.

MINUTES

of the meeting of the BOARD OF DIRECTORS of SOMERSET ACADEMY OF LAS VEGAS January 18, 2018

The Board of Directors of Somerset Academy of Nevada held a public meeting on January 18, 2018 at 6:00 p.m. at 4650 Losee Road North Las Vegas, Nevada 89081.

1. Call to order and roll call

Board Chair John Bentham called the meeting to order at 6:06 p.m. with a quorum present. In attendance were Board members Sarah McClellan, Cody Noble, Carrie Boehlecke, Will Harty, Travis Mizer, Gary McClain (7:58 p.m.), and John Bentham.

Also present was Paul Jason from D. A. Davidson; Principals Reggie Farmer, Sherry Pendleton, Lee Esplin, Assistant Principal Kate Lackey, and Curriculum Director Gayle Jefferson; as well as Academica representatives Trevor Goodsell, Colin Bringhurst, and Kyle McComber.

2. Public Comments and Discussion

Ms. Ashley Griffith addressed the Board in opposition to the K-12 leadership model.

Ms. Nicole Yoakum addressed the Board and stated that parents were concerned that one campus was planning to require uniformed logo bottoms and asked if this would be addressed tonight. Member Bentham replied that the item was not on the agenda.

9. Discussion and Possible Approval to Submit a Charter Amendment Request to Purchase the Losee and Stephanie Campuses

Mr. Goodsell stated that the reason why the timeline had shifted was because the process of informing the Charter Authority had changed with the purchase of the Losee and Stephanie Campuses. Mr. Bringhurst stated that the Charter Authority had recently hired their own counsel, and that the requirements for an amendment had been interpreted incorrectly. Mr. Bringhurst further stated regulations and statutes stated that the amended application must be submitted when a school moved to a new facility; adding that, although the school had been operating in that location for several years, it was now going to be purchased, which was a modification to the property.

Mr. Goodsell stated that the delay increased the possibility of securing a higher interest rate, adding that the amendment had been prepared for approval by the Board before submittal. Mr. Paul reviewed the cost and savings of the bond as presented in the support materials; adding that on February 15, 2018 the Board would be asked to approve a number of items, one of which would be a resolution authorizing the issuance of the bonds, delegating authority to one Board member to sell the bond within specific parameters in order to get into the market at a most favorable time. Discussion ensued in review of the bond sale as presented in the support materials. Member Bentham asked if there was a reason why the Lone Mountain Campus was not being

purchased, to which Mr. Goodsell replied that the process to purchase Lone Mountain was in the works yet, would not be obtainable until fall.

Member Harty moved to approve to submit a charter amendment request to purchase the Losee and Stephanie Campuses. Member McClain seconded the motion and the Board voted unanimously to approve.

14.	Adjournment	
	The meeting was adjourned at 10:48 p	o.m.
A	Approved on:	
_		
_	of the Board of D	irectors
S	Somerset Academy of Las Vegas	

GENERAL INFORMATION	
PARCEL NO.	139-01-101-014
OWNER AND MAILING ADDRESS	C A LAS VEGAS LOSEE ROAD L L C 3000 OLYMPIC BLVD #2120 SANTA MONICA CA 90404
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	4650 LOSEE RD NORTH LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 91 PAGE 67 LOT 2
RECORDED DOCUMENT NO.	* 20131031:03881
RECORDED DATE	Oct 31 2013
VESTING	NS
COMMENTS	.02A RD 20140123:3915;.14A RD 20140123:3916;.10 VAC 20141125:751

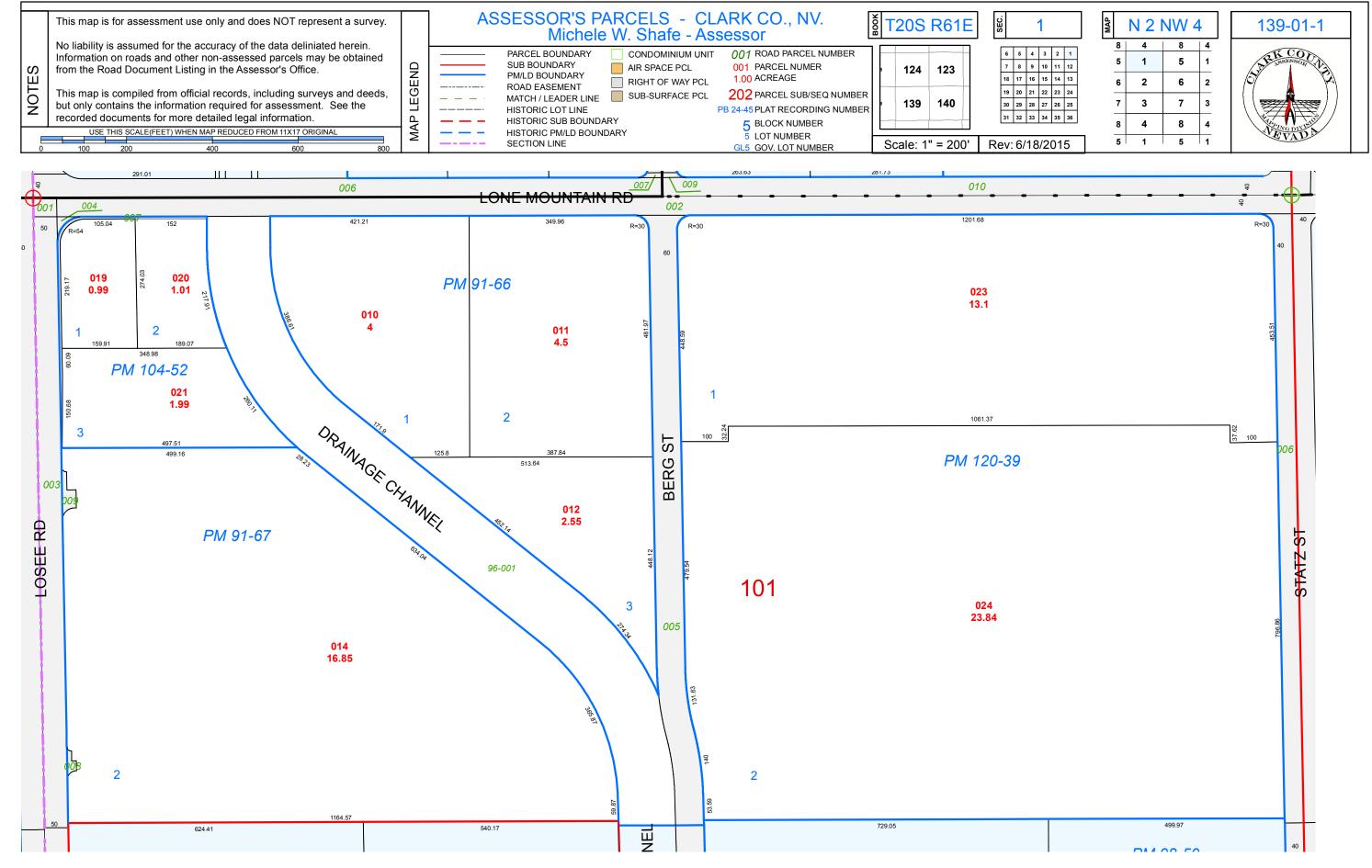
*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT			
TAX DISTRICT	250		
APPRAISAL YEAR	2017		
FISCAL YEAR	2018-19		
SUPPLEMENTAL IMPROVEMENT VALUE	0		
INCREMENTAL LAND	0		
INCREMENTAL IMPROVEMENTS	0		

REAL PROPERTY ASSESSED VALUE			
FISCAL YEAR	2017-18	2018-19	
LAND	834909	1127770	
IMPROVEMENTS	6651390	6555420	
PERSONAL PROPERTY	0	0	
EXEMPT	6675777	7683189	
GROSS ASSESSED (SUBTOTAL)	7486299	7683189	
TAXABLE LAND+IMP (SUBTOTAL)	21389426	21951969	
COMMON ELEMENT ALLOCATION ASSD	0	0	
TOTAL ASSESSED VALUE	7486299	7683189	
TOTAL TAXABLE VALUE	21389426	21951969	

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION			
ESTIMATED SIZE	16.85 Acres		
ORIGINAL CONST. YEAR	2014		
LAST SALE PRICE MONTH/YEAR SALE TYPE	1975000 10/2013 R - Recorded Value		
LAND USE	41.410 - Offices, Professional and Business Services. Schools		
DWELLING UNITS	3		

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO
3RD FLOOR SQ. FT.	0	STYLE	Entire Elementary School	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				



GENERAL INFORMATION	
PARCEL NO.	178-15-310-011
OWNER AND MAILING ADDRESS	C A LAS VEGAS STEPHANIE ROAD LLC 3000 OLYMPIC BLVD BLDG #2120 SANTA MONICA CA 90404
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	50 N STEPHANIE ST HENDERSON
ASSESSOR DESCRIPTION	LAKE MEAD NORTH-PHASE 1 PLAT BOOK 99 PAGE 69 PT LOT 1
RECORDED DOCUMENT NO.	* 20131227:02583
RECORDED DATE	Dec 27 2013
VESTING	NS

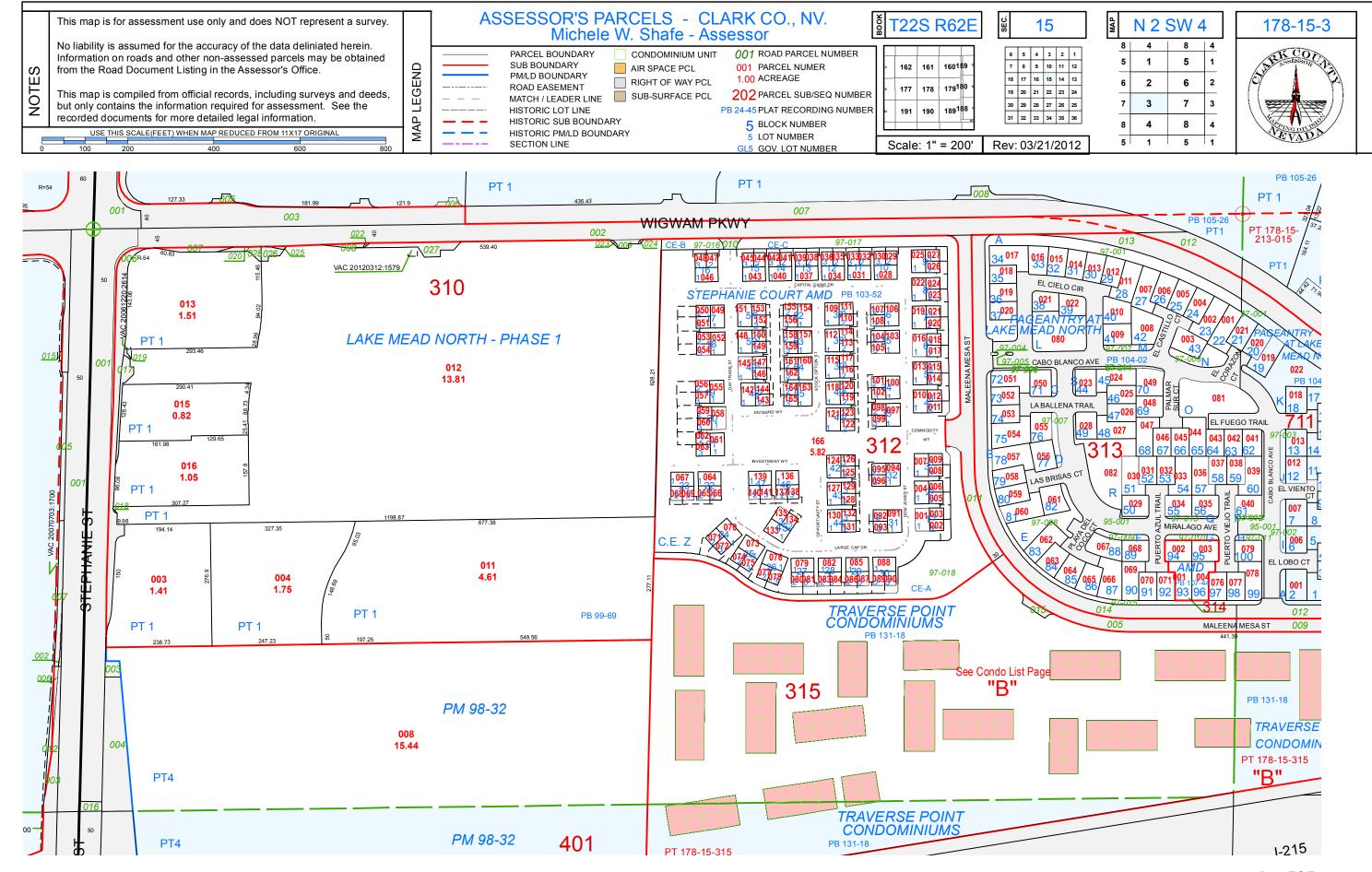
*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT			
TAX DISTRICT	505		
APPRAISAL YEAR	2017		
FISCAL YEAR	2018-19		
SUPPLEMENTAL IMPROVEMENT VALUE	0		
INCREMENTAL LAND	0		
INCREMENTAL IMPROVEMENTS	0		

REAL PROPERTY ASSESSED VALUE			
FISCAL YEAR	2017-18	2018-19	
LAND	759070	853953	
IMPROVEMENTS	2629844	2591275	
PERSONAL PROPERTY	0	0	
EXEMPT	3388914	3445228	
GROSS ASSESSED (SUBTOTAL)	3388914	3445228	
TAXABLE LAND+IMP (SUBTOTAL)	9682611	9843509	
COMMON ELEMENT ALLOCATION ASSD	0	0	
TOTAL ASSESSED VALUE	3388914	3445228	
TOTAL TAXABLE VALUE	9682611	9843509	

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	4.61 Acres	
ORIGINAL CONST. YEAR	2014	
LAST SALE PRICE MONTH/YEAR SALE TYPE	1500000 12/2013 R - Recorded Value	
LAND USE	41.410 - Offices, Professional and Business Services. Schools	
DWELLING UNITS	1	

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO
3RD FLOOR SQ. FT.	0	STYLE	Entire Junior High School	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				



LEASE AGREEMENT

by and among

CA Las Vegas Stephanie Road LLC, Landlord

and

Somerset Academy of Las Vegas, Tenant

Dated as of: December 20, 2013

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LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") dated as of December 20, 2013 (the "Effective Date"), by and among CA Las Vegas Stephanie Road LLC, a Delaware limited liability company ("Landlord") and Somerset Academy of Las Vegas, a Nevada public charter school ("Tenant").

ARTICLE I Leased Premises

- 1.1 Ownership of Premises. Landlord is or will be the fee owner of a vacant parcel of land located in the City of Henderson, Clark County, Nevada, commonly known by the tax parcel identifier A.P.N. 178-15-310-011 (the "Land"), which Land is more particularly described in Exhibit A annexed hereto and made a part hereof.
- 1.2 <u>Description of Premises</u>. The "**Premises**" shall consist of the Land together with any building located or to be constructed on the Land pursuant to this Lease (the "**Building**") and all fixtures and improvements located therein and thereon. In consideration of Tenant's payment of the Base Rent and Additional Rent (each as defined below) and Tenant's performance of the covenants hereinafter set forth, Landlord hereby leases to Tenant and Tenant hereby takes from Landlord said Premises.
 - 1.3 Defined Terms.
 - "AAA" has the meaning set forth in Section 6.13.
 - "Acquisition Deadline" has the meaning set forth in Section 2.3.1.
 - "Additional Rent" has the meaning set forth in Section 3.2.
 - "Alterations" has the meaning set forth in <u>Section 9.1</u>.
 - "Appraised Value of the Premises" shall have the meaning set forth in <u>Section 2.4.3</u>.
 - "As-Built Documents" has the meaning set forth in Section 6.7.
- "Authorizer" means Nevada's State Public Charter School Authority, as well as any other charter school authorizer under Nev. Rev. Stat. § 386.509 that is, at any given time during the Term, party to a Charter School Contract (as contemplated under Nev. Admin. Code § 386.050) with Tenant.
 - "Base Rent" has the meaning set forth in Section 3.1.
- "Budget" means the budget developed and agreed by the Parties, in writing, pursuant to $\underline{\text{Section}}$ 6.5.
 - "Building" has the meaning set forth in Section 1.2.
 - "Building Systems" has the meaning set forth in Section 11.1.1.

- "Business Days" shall mean every calendar day Monday through Friday, inclusive, but excluding legal holidays of the United States of America and of the state where the Premises are located.
 - "Capital Repair Costs" has the meaning set forth in Section 11.2.2.
 - "Charter School" has the meaning set forth in Section 4.1.1.
 - "Charter School Contract" has the meaning set forth in Section 4.1.1.
 - "Commencement Date" has the meaning set forth in Section 2.1.
 - "Commencement Date Certificate" has the meaning set forth in Section 2.2.
 - "Confidential Information" has the meaning set forth in Section 29.3.
- "Control" means the full power and legal authority to direct and control the business, operations, decisions and actions of the subject person or entity.
 - "Dangerous Condition" has the meaning set forth in Section 4.2.1.
 - "Department" has the meaning set forth in Section 7.5.1.
- "Development Costs" means all hard and soft costs (including the reasonable cost of Landlord's travel in connection with Landlord's efforts under <u>ARTICLE VI</u>) expended toward Landlord's Work, but not unspent contingency funds.
 - "Effective Date" means December 20, 2013.
- **"Environmental Site Assessment"** means the "Phase I Environmental Site Assessment" prepared for CA Las Vegas Stephanie Road LLC and Canyon-Agassi Charter School Facilities Fund, L.P. (Sunbelt Project No. 13002) and dated September 17, 2013.
 - "Event of Default" has the meaning set forth in Section 21.1.
 - "Expiration Date" has the meaning set forth in Section 2.1.
 - "Governmental Approvals" has the meaning set forth in Section 2.3.2.
- "Hazardous Materials" means any material or substance that is regulated from time to time by any local, state or federal law relating to environmental conditions and industrial hygiene, including, without limitation, the Resource Conservation and Recovery Act of 1976, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, the Hazardous Materials Transportation Act, the Federal Water Pollution Control Act, the Clean Air Act, the Clean Water Act, the Toxic Substances Control Act, the Safe Drinking Water Act, and all similar federal, state and local environmental statutes, ordinances and the regulations, orders, or decrees now or hereafter promulgated thereunder. "Hazardous Materials" includes any and all material or substances that are defined as "hazardous waste," "extremely hazardous waste," or a "hazardous material" pursuant to Legal Requirements.

- "Insurance Requirements" means the insurance coverages required to be maintained by Tenant pursuant to <u>Section 8.2</u> and Landlord pursuant to <u>Section 8.3</u>, and all requirements of the insurers issuing the policies containing such coverages.
 - "Interest Rate" has the meaning set forth in Section 3.3.2.
 - "Land" has the meaning set forth in Section 1.1.
 - "Landlord" means CA Las Vegas Stephanie Road LLC, a Delaware limited liability company.
- "Landlord Affiliate" means any person or entity which Controls, is Controlled by, or is under common Control with Landlord.
- "Landlord Party" means Landlord and any Landlord Affiliate, and their respective officers, directors, shareholders, constituent partners, members, managers, principals, employees, staff, consultants, contractors, agents and professional advisors.
 - "Landlord's Insurance" has the meaning set forth in Section 8.3.1.
 - "Landlord's Property" has the meaning set forth in Section 10.1.
 - "Landlord's Work" has the meaning set forth in Section 6.1.
 - "Lease" means this Lease Agreement.
- "Lease Year" means (i) the period beginning on the July 1 occurring nearest (whether before or after) the Commencement Date and ending on the June 30 first occurring after such July 1, and (ii) every period of July 1-June 30 thereafter occurring during the Term.
- "Legal Requirements" means all present and future statutes, laws, codes, regulations, ordinances, orders, rules, bylaws, administrative guidelines, requirements, directives and actions of any federal, state or local governmental or quasi-governmental authority, and all other legal requirements of whatever kind or nature that are applicable to the Premises.
 - "Management Agreement" has the meaning set forth in Section 7.6.
- "Manager" shall mean Academica Nevada, LLC, pursuant to the Charter School Services and Support Agreement required under <u>Section 7.6</u>.
 - "Material Alterations" has the meaning set forth in Section 9.1.2.
 - "Mortgage" has the meaning set forth in Section 14.1.
 - "Non-Profit Company" has the meaning set forth in Section 2.5.
 - "OFAC" has the meaning set forth in Section 29.7.
 - "Option Agreement" has the meaning set forth in Section 2.4.
 - "Party" shall mean either the Landlord Party or the Tenant Party.

- "Parties" shall mean both the Landlord Party and the Tenant Party.
- "Permitted Alterations" has the meaning set forth in Section 9.1.1.
- "Permitted Use" has the meaning set forth in Section 4.1.1.
- "Permitting Deadline" has the meaning set forth in Section 2.3.2.
- "Person" shall mean any natural person, corporation, limited liability company, trust, joint venture, association, company, partnership, governmental authority or other entity.
 - "Personal Property Taxes" has the meaning set forth in Section 5.2.2.
 - "Plans and Specifications" has the meaning set forth in Section 6.1.
 - "Premises" has the meaning set forth in <u>Section 1.2</u>.
 - "Premiums" has the meaning set forth in Section 8.3.2.
 - "Prohibited Person" has the meaning set forth in Section 29.7.
 - "Project Value of the Premises" has the meaning set forth in Section 2.4.3.
- "Punchlist Items" means (i) minor details of construction, mechanical adjustment or any other similar matter, the non-completion of which will not interfere with Tenant's use and occupancy of the Premises for the Permitted Uses and (ii) items which, in accordance with good construction practice, must be performed after Substantial Completion of Tenant's Improvements.
 - "Real Estate Taxes" has the meaning set forth in Section 5.2.1.
 - "Rent" has the meaning set forth in Section 3.2.
 - "Rent Commencement Date" has the meaning set forth in Section 2.1.
 - "Request" has the meaning set forth in Section 16.1.1.
- "Specially Designated National and Blocked Person" has the meaning set forth in Section 29.7.
- "Substantial Completion" and "Substantially Complete" have the meanings set forth in Section 6.4.
 - "Substantially Damaged" has the meaning set forth in Section 18.1.1.
 - "Successor Landlord" has the meaning set forth in Section 14.2.
 - "Superior Lease" has the meaning set forth in Section 14.1.
 - "Superior Lessor" has the meaning set forth in Section 14.1.
 - "Superior Mortgage" has the meaning set forth in Section 14.1.

- "Superior Mortgagee" has the meaning set forth in Section 14.1.
- "Target Commencement Date" has the meaning set forth in Section 6.3.
- "Taxes" has the meaning set forth in Section 5.2.
- "Tenant" means Somerset Academy of Las Vegas, a Nevada public charter school.
- "Tenant Affiliate" means any person or entity which Controls, is Controlled by, or is under common Control with Tenant.
 - "Tenant Delay" has the meaning set forth in Section 6.6.
- "Tenant Party" means Tenant and any Tenant Affiliate, and their respective officers, directors, shareholders, constituent partners, members or principals, employees, staff, students, parents, consultants, contractors, agents and professional advisors.
 - "Tenant's Insurance Requirements" has the meaning set forth in Section 8.2.1.
 - "Tenant's Removable Property" has the meaning set forth in Section 6.12.
 - "Term" has the meaning set forth in Section 2.1.
 - "Transfer Expenses" has the meaning set forth in Section 16.1.6.
 - "Unavoidable Delay" has the meaning set forth in Section 29.5.

ARTICLE II Term

- 2.1 <u>Term.</u> The term of this Lease (the "**Term**") shall commence on the date Landlord's Work is Substantially Complete in accordance with <u>Section 6.4</u> (the "**Commencement Date**"), and shall expire at 11:59 p.m. on June 30, 2043. The "**Rent Commencement Date**" of this Lease shall be the later date to occur of (i) the Commencement Date, and (ii) September 1, 2014. The "**Expiration Date**" shall mean the date of expiration of the Term or on such earlier date upon which the Term shall expire or be canceled or terminated pursuant to any of the conditions or covenants of this Lease or pursuant to any Legal Requirements.
- 2.2 <u>Commencement Date Certificate</u>. Tenant shall, upon the request of Landlord, execute, acknowledge and deliver to Landlord an instrument in the form of the "Commencement Date Certificate" attached hereto as <u>Exhibit B</u> and otherwise in form reasonably satisfactory to Landlord confirming the Commencement Date, the Rent Commencement Date, the Expiration Date, the Base Rent and such other items as Landlord may reasonably request; *provided*, that Tenant's failure to execute, acknowledge and deliver such an instrument shall not affect the validity of the Commencement Date, the Rent Commencement Date, the Expiration Date, the Base Rent or such other items as set forth in such Commencement Date Certificate.
 - 2.3 Right to Cancel. This Lease is expressly conditioned upon the following:

- 2.3.1 If, for any reason whatsoever, Landlord fails to acquire fee title to the Premises on or before December 30, 2013 (the "Acquisition Deadline"), then unless Landlord and Tenant mutually agree in writing to extend such date, Landlord may elect to terminate this Lease by sending written notice of such termination of this Lease within ten (10) Business Days following such Acquisition Deadline, and in such event, this Lease shall terminate and the Parties shall have no further obligations under this Lease, except for those obligations which expressly survive the termination of this Lease.
- 2.3.2 If, for any reason whatsoever, Landlord has not obtained approvals from all required governmental authorities on or before December 30, 2013 (the "Permitting Deadline"), on terms and conditions acceptable to Landlord in its sole discretion and sufficient to allow the Permitted Use at the Premises (the "Governmental Approvals"), Landlord may elect to terminate this Lease by sending written notice of such termination within ten (10) Business Days following such Permitting Deadline, and in such event, this Lease shall terminate and the Parties shall have no further obligations under this Lease, except for those obligations which expressly survive the termination of this Lease. Notwithstanding the foregoing, Tenant acknowledges that it is solely responsible for determining whether applicable building codes, ordinances, regulations and other Legal Requirements, as well as all recorded building and use restrictions of every kind, are consistent with Tenant's use of the Premises for the Permitted Use. Accordingly, Tenant shall have no right to terminate or modify this Lease if the Premises are not suitable in any respect for the Permitted Use.

2.4 Option to Purchase.

- 2.4.1 On or before the Rent Commencement Date, Landlord shall execute and deliver to Tenant and Tenant shall execute and deliver to Landlord an Option to Purchase Real Estate in the form attached hereto as Exhibit F (the "Option Agreement") granting Tenant an option to purchase the Premises in accordance with the terms and conditions of such Option Agreement. The Purchase Price set forth in the Option Agreement shall (subject to adjustments under Section 11.2 of this Lease) equal the greater of (i) the Project Value of the Premises or (ii) the Appraised Value of the Premises.
- 2.4.2 For purposes of this Lease, the "Appraised Value of the Premises" shall mean the fair market value of the Premises as declared by the full narrative appraisal report that Tenant shall be required to deliver pursuant to Section 2 of the Option Agreement, subject to Landlord's confirmation that the requisite appraisal shall have been duly prepared according to the requirements specified in the Option Agreement. Notwithstanding the foregoing, the Parties agree that the Appraised Value of the Premises shall not exceed the following limits: (i) \$11,821,106 if the Closing Date (as defined in the Option Agreement) occurs in any of the thirty-seventh (37th) through forty-eighth (48th) full calendar months of the Term; and (ii) \$11,905,036 if the Closing Date (as defined in the Option Agreement) occurs in any of the forty-ninth (49th) through sixtieth (60th) full calendar months of the Term; provided that, if the stated Project Values of the Premises for the pertinent time increments are adjusted pursuant to the terms of Section 2.4.3, below, then the maximum amounts of the Appraised Value of the Premises for the same time increments, as indicated in this Section 2.4.2, shall simultaneously be adjusted in direct proportion to such adjustments under Section 2.4.3.
- 2.4.3 For purposes of this Lease, the "**Project Value of the Premises**" shall mean the following: (i) \$11,230,051 if the Closing Date (as defined in the Option Agreement) occurs in any of the thirty-seventh (37th) through forty-eighth (48th) full calendar months of the Term; and (ii) \$11,309,784 if the Closing Date (as defined in the Option Agreement) occurs in any of the forty-ninth (49th) through sixtieth (60th) full calendar months of the Term. Notwithstanding the foregoing, however,

on or before the later to occur of (i) the sixtieth (60th) Business Day after the Rent Commencement Date or (ii) the twentieth (20th) Business Day after Landlord shall have closed its permanent financing for the Premises, Landlord shall notify Tenant of the actual Development Costs, and if the actual Development Costs differ from the Budget, the Project Value of the Premises as set forth above shall be increased or decreased to take into account such actual Development Costs; provided, however, that the amount by which the new Project Value of the Premises in each case is greater than or less than the Project Value of the Premises originally set forth above shall not exceed the aggregate amount by which the actual Development Costs are greater than or less than the Budget. If Tenant shall disagree with or dispute the actual Development Costs indicated in Landlord's notice, the Parties shall use their reasonable best efforts to settle the disagreement or dispute. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both Parties. If, however, the Parties do not reach such solution within a period of ten (10) Business Days after Landlord delivers its notice of actual Development Costs then, (i) upon written notice to arbitrate by either Party delivered to the other within five (5) Business Days after the end of the ten (10) Business-Day negotiating period, all such disagreements and disputes shall be finally settled according to the dispute resolution provisions set forth in Section 6.13 of this Lease, or (ii) if neither Party timely delivers the requisite notice to arbitrate within such five (5) Business Days, then Landlord's notice to Tenant of actual Development Costs shall be conclusive. No matter how resolved, the Parties shall enter into a written modification to this Lease, as provided under Section 29.4, to record any adjustment(s) to the Project Value of the Premises under this Section 2.4.3 or to the Appraised Value of the Premises under Section 2.4.2.

2.5 Non-Profit Status. Notwithstanding anything herein to the contrary, if Tenant (or any successor or assignee of Tenant) shall at any time during the Term cease to be an organization qualifying for an exemption from federal income taxation either (i) pursuant to Section 501(c)(3) of the Internal Revenue Code or (ii) as a public charter school under Nevada law (in either instance, a "Non-Profit Company"), or if this Lease is assigned, transferred or subleased, by operation of law or otherwise, to an entity which is not a Non-Profit Company, Landlord shall have the right to terminate this Lease without further liability or obligation to Tenant by providing Tenant with twenty (20) Business Days prior written notice, provided, however, that in the event of Tenant's failure to qualify as a Non-Profit Company (but not in the event of an assignment or sublease to a Non-Profit Company), if before the effective date of termination of this Lease, Tenant cures such failure and again qualifies as a Non-Profit Company, Landlord's termination notice shall be revoked and null and void and this Lease shall continue in full force and effect subject to the terms and conditions of this Lease, including Landlord's rights under this Section 2.5. Tenant (or any successor or assignee of Tenant) shall notify Landlord in writing immediately upon losing its status as a Non-Profit Company, or upon learning or determining that such status may be in jeopardy.

ARTICLE III Base Rent

- 3.1 <u>Base Rent</u>. The fixed annual rent (the "**Base Rent**") shall be paid commencing on the Rent Commencement Date and thereafter in monthly installments in advance on the first Business Day of each and every calendar month during the Term. Base Rent shall be paid in the amounts set forth on <u>Exhibit H</u> attached to and made a part of this Lease, subject to adjustment pursuant to <u>Section 3.6</u>, if applicable.
 - 3.2 <u>Additional Rent</u>.

- 3.2.1 The Base Rent shall be net to Landlord, except as expressly provided otherwise in this Lease, so that all impositions, insurance premiums, utility charges, maintenance, repair and replacement expenses, payments or charges under covenants, conditions and restrictions now or hereafter of record, all expenses relating to compliance with Legal Requirements, capital replacements, and all other costs, fees, charges, expenses, reimbursements and obligations of every kind and nature whatsoever relating to the Premises (excepting only Landlord's obligations expressly set forth in this Lease) which may arise or become due to Landlord or third parties during the Term or by reason of events occurring during the Term of this Lease shall be paid or discharged by Tenant, at Tenant's sole cost and expense (all charges payable by Tenant other than Base Rent, however denoted, are hereinafter collectively referred to as "Additional Rent"). Base Rent and Additional Rent are sometimes hereinafter collectively referred to as "Rent" or "Rents."
- 3.2.2 Together with, and in addition to, any payment of Rent or other sum(s) payable to or for the benefit of Landlord under this Lease, Tenant shall pay to Landlord, further as Additional Rent, a sum equal to the aggregate of any excise, sales, occupancy, franchise, privilege, rental, or transaction privilege tax on, or of any similar tax now or in the future levied, assessed, or imposed by any governmental authority upon, Landlord or the Premises as a result (and to the extent) of payments comprising Rent under this Lease, or as a result of Tenant's use or occupancy of the Premises; provided, however, that such amount(s) shall be so payable by Tenant only if (i) duly imposed and (ii) a liability from which Tenant is not exempt.

3.3 Payment of Rent.

- 3.3.1 Tenant covenants and agrees to pay Base Rent and Additional Rent. Tenant shall pay the Base Rent and Additional Rent promptly when due without notice or demand therefor and without any abatement, deduction or set off for any reason whatsoever unless expressly provided in this Lease; provided further that Base Rent shall be paid in the manner and pursuant to the terms of a lockbox agreement substantially similar in form and content to the document set forth on Exhibit C attached to and made a part of this Lease, a duly executed copy of which Tenant shall have delivered to Landlord on or before the Rent Commencement Date.
- 3.3.2 In addition to any other remedies Landlord may have under this Lease, if any Base Rent or Additional Rent payable hereunder to Landlord is not paid within five (5) Business Days after the due date therefor, such overdue payment shall bear interest at the rate of ten percent (10%) per annum (the "Interest Rate") from the due date thereof until paid, and the amount of such interest shall be Additional Rent.
- 3.3.3 If the Rent Commencement Date or the Expiration Date occurs on a day other than the first day of a calendar month, the Base Rent and all Additional Rent for the partial calendar month in which the Rent Commencement Date or the Expiration Date occurs shall be prorated and the Base Rent for the partial calendar month in which the Rent Commencement Date occurs shall be paid on the Rent Commencement Date.
- 3.3.4 No payment by Tenant or receipt or acceptance by Landlord of a lesser amount than the Base Rent or Additional Rent shall be deemed to be other than a payment on account, nor shall any endorsement or statement on any check or any letter accompanying any check or payment be deemed an accord and satisfaction, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance or pursue any other remedy in this Lease or at law provided.

- 3.3.5 Tenant's failure to pay Additional Rent shall be considered a failure to pay Base Rent hereunder and Landlord shall be entitled to all rights and remedies provided herein and by law in connection therewith.
 - 3.4 [Reserved.]
 - 3.5 [Reserved.]
- 3.6 Adjustment of Base Rent Upon Substantial Completion of Landlord's Work. Landlord and Tenant acknowledge that one factor in determining the fair rental value for the Premises under this Lease is the total Development Costs, and that the Base Rent set forth above has been determined, in part, using the Budget. Accordingly, on or before the later to occur of (i) the sixtieth (60th) Business Day after the Rent Commencement Date or (ii) the twentieth (20th) Business Day after Landlord shall have closed its permanent financing for the Premises, Landlord shall notify Tenant of the actual Development Costs, and if the actual Development Costs differ from the Budget, Landlord shall provide Tenant with an amendment to this Lease setting forth a revised schedule of Base Rent, which shall be determined by increasing or decreasing the Base Rent set forth in Section 3.1 above during the Term by such amounts as may be reasonably required, as determined by Landlord in good faith, in order to ensure that Landlord receives the same rate of return on its capital investment in the Premises as it would have received had the actual Development Costs been equal to the Budget. Upon receipt of Landlord's good faith estimate of revised Base Rent by Tenant, Tenant shall have ten (10) Business Days to (i) make its own determination of final Development Costs and increased or decreased Base Rent based upon actual Development Costs, and (ii) deliver to Landlord written notice of Tenant's own determination of final Development Costs and adjustment to Base Rent. If Tenant's calculation of adjusted Base Rent shall deviate from Landlord's calculation by a factor of less than ten percent (10%), then Landlord's determination of the final Development Costs and Base Rent shall be binding upon the Parties. If Tenant's calculation of increased or decreased Base Rent shall deviate from Landlord's calculation by a factor of ten percent (10%) or more, however, then the Parties shall use their reasonable best efforts to settle the deviation. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both Parties. If, however, the Parties do not reach such solution within a period of ten (10) Business Days after Tenant delivers to Landlord written notice of Tenant's own determination of final Development Costs and adjusted Base Rent, then, (i) upon written notice to arbitrate by either Party delivered to the other within five (5) Business Days after the end of the ten (10) Business-Day negotiating period, all such disagreements and disputes shall be finally settled according to the dispute resolution provisions set forth in Section 6.13 of this Lease, or (ii) if neither Party timely delivers the requisite notice to arbitrate within such five (5) Business Days, then Landlord's notice to Tenant of actual Development Costs shall be conclusive. Once settled, the Parties shall execute an amendment to this Lease setting forth a revised schedule of Base Rent.

ARTICLE IV Use and Conduct of Business in Premises

4.1 <u>Use</u>.

4.1.1 Tenant shall use and occupy the Premises for the operation of the "Somerset Academy of Las Vegas" (as operating at the Premises, the "Charter School") authorized pursuant to the Charter School Agreement dated as of August 19, 2011 and entered into by and between Tenant and Authorizer (the "Charter School Contract"), and for associated supporting activities (including but not

limited to administration, cafeteria, nurse's office, science laboratories, gymnasium, locker rooms, arts and crafts, ceramics, pre-kindergarten, before-care, after-care, tutoring, enrichment and enhancement programs, and the like) consistent with operation of the charter school authorized pursuant to the Charter School Contract (the "**Permitted Use**"), and for no other purpose whatsoever without the prior written consent of Landlord. Tenant shall maintain the Charter School Contract in good standing and in full force and effect and shall take all actions necessary to renew such Charter School Contract during the Term of this Lease.

- Tenant acknowledges the following: (i) that it has reviewed all zoning ordinances, land use restrictions, and similar limitations affecting the Premises, as well as all agreements entered into under the same; (ii) that all such ordinances, restrictions, limitations and agreements constitute Legal Requirements with which Tenant shall comply according to the terms of this Lease; and (iii) that Tenant's failure or inability at any time to comply with such ordinances, restrictions, limitations and agreements shall not give rise to any right in Tenant to terminate this Lease. Furthermore, if any governmental license, certificate, approval, or permit, including without limitation, the Charter School Contract, shall be required for the proper and lawful conduct of the Permitted Use in the Premises or any part thereof pursuant to any Legal Requirement, Tenant, at its sole cost and expense, shall diligently and duly procure and thereafter maintain such licenses, certificates, approvals, permits and Charter School Contract during the Term hereof, and Tenant shall submit such licenses, certificates, approvals, permits and Charter School Contract (and all applications therefor) to Landlord for inspection promptly upon request. Landlord agrees to cooperate with Tenant, at no cost, expense or liability to Landlord, in connection with Tenant procuring all such licenses certificates, approvals, permits and Charter School Contract. Tenant shall at all times during the Term hereof comply with the terms and conditions of each such license, certificate, approval, permit and Charter School Contract. If Tenant fails, for any or no reason whatsoever, to obtain any or all licenses, certificates, approvals, permits or Charter School Contract necessary for the operation of Tenant's business at the Premises as required by this Lease, such failure shall not affect, reduce or diminish Tenant's obligations under this Lease.
- 4.1.3 Tenant shall not use or permit the use of the Premises or any part thereof in any way which would violate any (i) the Certificate of Occupancy for the Premises or the Building, (ii) the Charter School Contract, (iii) the Governmental Approvals, or (iv) any Legal Requirements, and Tenant shall not suffer or permit the Premises or any part thereof to be used in any manner or anything to be done therein or anything to be brought into or kept therein which would in any way impair the proper and efficient heating, cleaning or other servicing of the Building or the Demised Premises. Neither shall Tenant commit or suffer to be committed any waste at the Premises.

4.2 Hazardous Materials.

4.2.1 Tenant represents, warrants and covenants that during the Term of the Lease it shall not use nor cause to be used nor store any Hazardous Materials within the Premises or dispose of any Hazardous Materials at or from the Premises which violates applicable Legal Requirements and Insurance Requirements governing the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials. In addition, Tenant shall notify Landlord, within twenty-four (24) hours of obtaining knowledge thereof, of any release of Hazardous Materials on the Premises. Nothing herein shall prohibit Tenant from (i) using cleaning fluid and supplies customarily used in school facilities, (ii) chemicals and other laboratory materials customarily used in science labs, (iii) medical office supplies, medical equipment, pharmaceuticals and first aid kits customarily stored and used in school nurse's offices, and (iv) arts and crafts materials customarily used

in school facilities, any of which may constitute Hazardous Materials but which are customarily present in schools; provided that such use and storage in the Premises is in strict compliance with Legal Requirements and all such Hazardous Materials are removed from the Premises on or before the expiration or sooner termination of the Lease. Upon request by Landlord, Tenant shall submit to Landlord annual reports regarding Tenant's use, storage, and disposal of any of the Hazardous Materials, such reports to include information regarding continued Hazardous Materials inspections, personal interviews, and federal, state and local agency listings. In addition, Tenant shall execute affidavits, representations and the like from time to time at Landlord's reasonable request concerning Tenant's best knowledge and belief regarding the presence or absence of Hazardous Materials on the Premises. Tenant shall keep the Premises free from mold, mildew, asbestos, lead based paint and any and all other bacteria, fungi, substances and materials in quantities or concentrations that have been found to be harmful to the health or safety of any occupants of the Premises (any of the same being a "Dangerous Condition"). If Tenant becomes aware of any Dangerous Condition coming into existence after the Commencement Date of the Term, Tenant shall immediately notify Landlord of such and shall initiate and thereafter diligently prosecute to completion all actions necessary pursuant to Legal Requirements to investigate, assess, respond to, remove, abate, contain, encapsulate, sample, clean up, monitor or remediate such Dangerous Condition. All of the foregoing work shall be performed at Tenant's sole cost and expense, in a first-class, workmanlike manner and in compliance with all requirements of Legal Requirements. Tenant shall provide Landlord advance notice of any activities to be undertaken by Tenant pursuant to this paragraph, and shall keep Landlord apprised of the progress and results of same.

4.2.2 Tenant shall, in accordance with all Legal Requirements and to Landlord's reasonable satisfaction remove any and all Hazardous Materials placed in the Premises by Tenant or by its agents, invitees, employees or its contractors, and Tenant shall be responsible for all costs including, but not limited to, those resulting from monitoring, clean-up or compliance in accordance with all Legal Requirements incurred with respect to any Hazardous Materials placed in the Premises during installation of Tenant's Removable Property and after the Commencement Date, and shall be responsible for all such costs incurred with respect to any Hazardous Materials placed in, on or under the Premises by Tenant or its agents, invitees, employees or contractors. Tenant shall indemnify and hold Landlord and each other Landlord Party harmless from and against any and all costs, claims, suits, causes of action, losses, injuries or damage, including without limitation, personal injury damage (including death) as well as damage to property as well as any and all sums paid for settlement of claims, reasonable attorney's fees, consultant and expert fees arising during the Term as a result of a breach of this <u>ARTICLE IV</u> or resulting from the presence or removal of Hazardous Materials from the Premises.

ARTICLE V Real Estate Taxes

5.1 Obligation to Pay Taxes.

- 5.1.1 For such portion of the Term that the Premises shall be occupied by Tenant and shall be exempt from taxation under Nev. Rev. Stat. § 361.096(1), Landlord shall pay all Taxes directly to the applicable taxing authority. In addition, Landlord shall pay all Taxes attributable to any period before the Rent Commencement Date and after the expiration or termination of the Lease.
- 5.1.2 Notwithstanding the foregoing, the Parties acknowledge that, as of the Commencement Date, pursuant to Nev. Rev. Stat. § 361.096(1), the Premises will be eligible for

exemption from Taxes based on the education exemption granted to public charter schools. Accordingly, the Base Rent hereunder has been reduced by an amount which is at least equal to the amount of tax that would have been imposed if the Premises were not exempt pursuant to Nev. Rev. Stat. § 361.096(1). If any current or future Legal Requirements shall cause the Premises, as occupied by the Tenant, to not be exempt from Taxes, Landlord and Tenant agree that they shall amend this Lease to provide for Tenant to pay Landlord (either as Base Rent or Additional Rent) any such amounts due as a result of such taxation. Tenant shall cooperate with Landlord's reasonable efforts to obtain and maintain, at Landlord's sole expense, such tax exemption under Nev. Rev. Stat. § 361.096(1). In doing so, Tenant shall use its best efforts to assist Landlord in obtaining any and all exemptions from Taxes including, without limitation, by submitting information and executing such documents as may be reasonably requested by Landlord, and otherwise reasonably cooperating with Landlord in obtaining same. In addition, should there come due during the Term any other amount as a tax, excise, exaction, or imposition (whether as a result of a change in Legal Requirements or interpretation or otherwise, and whether or not in lieu of taxes), Tenant shall pay, prior to delinquency, all Taxes then owing as Additional Rent. In such instance, Landlord shall give notice to Tenant of all Taxes payable by Tenant hereunder of which Landlord at any time has knowledge within ten (10) Business Days after receipt of notice thereof.

- 5.2 <u>Taxes Defined</u>. For purposes of this Lease, the term "**Taxes**" shall include both Real Estate Taxes and Personal Property Taxes.
- The term "Real Estate Taxes" shall mean all real estate taxes and assessments, government levies, municipal taxes, county taxes and assessments (whether general or special, ordinary or extraordinary, unforeseen or foreseen) and gross receipts and rental taxes incurred in the use, occupancy, ownership, operation, leasing or possession of the Premises, which are or may be assessed, levied or imposed, less any credit or abatement applicable thereto, including all credits or discounts allowed for early payments, whether or not such early payment is actually made. Except as specifically provided under Section 3.2.2, Real Estate Taxes shall not include: (i) any municipal, state or federal net income or excess profits taxes assessed against Landlord, or any municipal, state or federal capital levy, estate, capital gain, succession, inheritance or transfer taxes of Landlord, or corporation franchise taxes imposed upon Landlord or any owner of the fee of the Premises (except that any gross receipts tax and any rental tax shall be considered Real Estate Taxes); (ii) any correction of or supplement to any tax or assessment for any period before the Commencement Date; (iii) penalties incurred as a result of Landlord's negligence, inability or unwillingness to make Real Estate Tax payments or to file any tax or informational returns when due (unless such penalties result from Tenant's failure to make timely payment of Real Estate Taxes); or (iv) water and sewer fees and utility charges required to be paid by Tenant pursuant to any other provisions of this Lease. In the event of a special assessment for any public or private improvement, the life of which extends beyond the Term, the assessment for such improvement, Tenant shall be liable only for the amortized portion over the life of the improvement, and so shall pay as Additional Rent only include the amortized portion of such assessment for each Lease Year during the Term. All assessments which may be paid in installments shall be paid by Tenant in the maximum number of installments permitted by law and not included in Real Estate Taxes except in the year in which the assessment is actually paid on a case (non-accrual) basis.
- 5.2.2 The term "**Personal Property Taxes**" shall mean all taxes levied against Tenant's equipment, furniture, fixtures and any other personal property located in or about the Premises
- 5.3 <u>Apportionment for Partial Year</u>. Landlord and Tenant shall adjust pro rata the Taxes for and with respect to any portion of the Term which does not include an entire fiscal tax year.

5.4 [Reserved.]

limitation, to Nev. Rev. Stat. § 361.096(1)) or interpretation or otherwise, Tenant shall become liable under this Lease for payment of any Taxes, then Tenant shall have the right, at Tenant's sole cost and expense, to contest the validity or amount of the assessed valuation or Taxes for any fiscal tax year, by appropriate proceedings in the name of Landlord or Tenant, or both, provided that the Premises are not by reason of such contest placed in jeopardy of any tax or similar foreclosure proceeding. Within a reasonable time after demand therefor, Landlord shall execute and deliver to Tenant any documents and other information reasonably required to enable Tenant to prosecute any such proceeding, and Landlord shall use commercially reasonable efforts to provide Tenant, in time to permit Tenant to undertake such contest, with all pertinent data required therefor. Any credit, refund or abatement of Taxes relating to any period subsequent to the Rent Commencement Date and before the expiration of earlier termination of this Lease shall belong to and be paid to Tenant. Tenant shall indemnify and hold Landlord and all Landlord Parties harmless from any against all loss, cost liability or expense arising from or in any way related to Tenant's contest of Taxes.

ARTICLE VI Landlord's Work; Delivery of Possession; Commencement Date; Tenant's Installations

6.1 <u>Landlord's Work</u>. Landlord shall, at Landlord's sole expense, acquire title to the Premises and commence and exercise all reasonable efforts to cause to be completed the improvements described in the Development Summary annexed hereto as <u>Exhibit D</u> and shown in the schematic plans identified on <u>Exhibit E</u> annexed hereto (collectively, the "Plans and Specifications"). The acquisition of the Premises and the construction and completion of the improvements described in the Plans and specifications is referred to herein as "**Landlord's Work**".

6.2 Intentionally Omitted.

Construction of the Landlord's Work. Landlord's Work shall be constructed (i) in a good and workmanlike manner substantially in accordance with the Plans and Specifications, (ii) in compliance with all Legal Requirements and Insurance Requirements, (iii) in compliance with all covenants, conditions and restrictions encumbering the Premises, and (iv) such that no building, structure or improvement shall encroach upon or under the property of any other person or entity. Furthermore, Landlord's Work shall include making available at the Premises such utility services (including, without limitation, water, sewer, electricity, natural gas and telephone service) as are required by Tenant and are connected to the Premises at service levels required for the Permitted Use and for the enrollment levels scheduled under Section 7.5.3. Landlord shall use commercially reasonable efforts to achieve Substantial Completion of Landlord's Work on or before July 21, 2014 (the "Target Commencement Date"). If, for any reason other than Tenant Delay or Unavoidable Delay, Landlord cannot deliver possession of the Premises to Tenant and achieve Substantial Completion of the Landlord's Work on or before the Target Commencement Date, then (i) Landlord shall not be subject to any liability therefor, nor shall such failure affect the validity of this Lease or the obligations of Tenant hereunder or extend the Term, but in such case, Tenant shall not be obligated to pay Rent or perform any other obligation of Tenant under the terms of this Lease, except as may be otherwise provided in this Lease, until the Rent Commencement Date, and (ii) Landlord shall cooperate in good faith with Tenant to provide temporary premises (which may be in the form of modular classrooms), reasonably comparable in capacity and location to the Premises, to accommodate operation of the Charter School until Substantial Completion of Landlord's Work at the Premises. Furthermore, if such temporary premises shall be occupied by Tenant before Tenant occupies the Premises, Landlord shall reimburse Tenant for all reasonable and actual out-of-pocket costs and expenses paid by Tenant to relocate the Charter School from such temporary premises to the Premises upon Substantial Completion.

- Substantial Completion of Landlord's Work. "Substantial Completion" of Landlord's 6.4 Work shall be deemed to have occurred and Landlord's Work shall be deemed "Substantially Complete" when (i) all governmental inspections required for the Landlord's Work have been successfully completed and temporary or permanent Certificates of Occupancy (or its equivalent) and other municipal permits or approvals for Premises have been obtained, in each case if and to the extent required for Tenant to occupy and use the Premises for the Permitted Use, and (ii) Landlord's Work is completed in all material respects in accordance with the Plans and Specifications (except for any Punchlist Items) so that Tenant can commence beneficial use and occupancy of the Premises as intended. Landlord shall exercise commercially reasonable efforts to complete the Punchlist Items as soon as conditions reasonably permit, and Tenant shall afford Landlord access to the Premises for such purposes; provided, however, without Tenant's permission, Landlord shall not perform any construction during any time that school is in session and students are on the Premises. Within ten (10) Business Days after Substantial Completion, Landlord and Tenant shall conduct a walkthrough of the Premises and jointly prepare a list of Punchlist Items. Without limitation of the foregoing, if any of Landlord's Work is delayed in order to accommodate the installation of furniture and equipment by Tenant including, without limitation, Tenant's Removable Property or by any other Tenant Delay, then Landlord's Work shall be deemed Substantially Complete on the date on which it would have occurred but for such accommodation or other Tenant Delay. Tenant shall give Landlord notice, not later than two (2) calendar months after the Commencement Date of any respects in which Landlord has not completed the Punchlist Items in accordance with the terms of this Lease. Except as identified in any such notice from Tenant to Landlord, Tenant shall have no right to make any claim that Landlord has failed to complete the Punchlist Items in accordance with the terms of this Lease or to require Landlord to perform any further work.
- Budget. Landlord and Tenant have approved a budget for the Development Costs, 6.5 including a contingency of 10% of all such Development Costs (the "Budget"), a copy of which is attached hereto as Schedule E-1. The aggregate amount of the Budget is currently \$9,895,934. In no event may Landlord be required to incur costs (including, without limitation, hard and soft costs) associated or in connection with the Landlord's Work which will cause the Development Costs to exceed the Budget. If at any point it becomes apparent that the Landlord's Work will cause the Development Costs to exceed the Budget, Landlord and Tenant shall meet, consult and negotiate with each other in good faith about reducing the scope of the Landlord's Work so that the Budget will not exceed the Budget Amount, and in so doing shall attempt to reach a just and equitable solution satisfactory to both Parties. If, however, the Parties do not reach such solution within a period of ten (10) Business Days after Landlord delivers its notice of actual Development Costs then, (i) upon written notice to arbitrate by either Party delivered to the other within five (5) Business Days after the end of the ten (10) Business-Day negotiating period, all such disagreements and disputes shall be finally settled according to the dispute resolution provisions set forth in Section 6.13 of this Lease, or (ii) if neither Party timely delivers the requisite notice to arbitrate within such five (5) Business Days, then Landlord's notice to Tenant of actual Development Costs shall be conclusive.
- 6.6 Tenant Delay. If the Substantial Completion of Landlord's Work shall be delayed as the result of (i) any request by Tenant that Landlord delay the commencement or completion of Landlord's

Work for any reason; (ii) any change in any of the Plans and Specifications requested by Tenant; (iii) any change in scope pursuant to <u>Section 6.5</u> above; (iv) any interference by Tenant (including, without limitation, any delay associated with Tenant's early access pursuant to the Premises pursuant to <u>Section 6.9</u> or otherwise) with Landlord's Work; (v) any other act or omission of Tenant or its officers, agents, employees or contractors; or (vi) any reasonably necessary displacement of any of Landlord's Work from its place in Landlord's construction schedule resulting from any of the causes for delay referred to in this <u>Section 6.6</u> and the fitting of such Landlord's Work back into such schedule (each a "**Tenant Delay**"); then the Substantial Completion of Landlord's Work, as determined pursuant to <u>Section 6.4</u>, shall be deemed to have occurred on the date it would have otherwise occurred absent the Tenant Delay. If a delay in Substantial Completion of Landlord's Work under <u>Section 6.4</u> shall occur as a result of an Unavoidable Delay, and such Unavoidable Delays would not have occurred but for a Tenant Delay, such Unavoidable Delay shall also constitute Tenant Delay.

- 6.7 <u>As-Built Documents</u>. Landlord shall (or shall cause Landlord's contractor or other agent to) maintain a record of the drawings, specifications, addenda, change orders, change directives and other modifications, and marked currently to record field changes and selections made during construction (the "As-Built Documents").
- 6.8 <u>Possession of Premises</u>. Tenant shall not be liable to Landlord for the payment of Base Rent or Additional Rent or the payment of any other obligation to be paid by Tenant under this Lease until the Rent Commencement Date. The entry by Tenant for the purpose of inspection or installation of Tenant's Removable Property shall not be considered occupancy for purposes of this Lease and shall not trigger Tenant's obligation to pay Rent under this Lease.
- 6.9 <u>Tenant's Installations</u>. Before the Commencement Date, Landlord shall reasonably cooperate with Tenant, at no cost to Landlord, to facilitate Tenant's installation of Tenant's Removable Property. The following shall be conditions of Tenant's right to enter the Premises as provided herein before the Commencement Date: (i) that such entry shall not interfere with construction of Landlord's Work; and (ii) that such entry shall be subject to such rules and regulations as Landlord may reasonably promulgate and Tenant shall fully cooperate with Landlord.
- 6.10 <u>Tenant's Insurance for Tenant's Removable Property</u>. Tenant shall secure and maintain, at its own expense, the following insurance coverage in full force and effect with respect to the Premises at all times during the design, construction and installation of Tenant's Removable Property and shall require any and all contractor(s) and all subcontractors to maintain the same at all times during the design, construction and installation of Tenant's Removable Property:
- 6.10.1 Property insurance written on an "all risk" builders risk or equivalent policy form for the full replacement cost of Tenant's Removable Property and with deductibles not in excess of commercially reasonable amounts; and
- 6.10.2 Commercial General Liability insurance on an occurrence basis with a combined limit for bodily injury, personal injury and property damage and products and completed operations of at least \$1,000,000 per occurrence. The limit may be provided through a combination of primary and umbrella/excess liability policies. Limits shall apply on a per project basis. The policy shall include the Landlord and, if requested by Landlord, Landlord's lender as additional insureds.
- 6.10.3 Worker's Compensation insurance to the extent required, and in the amounts required by applicable Legal Requirements covering Tenant and its employees, as well as employer's

liability insurance in the amount of \$1,000,000 per accident, \$1,000,000 per illness (per employee), and \$1,000,000 per illness (aggregate). If borrowed employees are used (including employees from a temporary employment agency) to perform services, the insured shall require the primary employer to provide an alternate employer endorsement showing the insured in the schedule as the alternate employer. The Worker's Compensation policies shall contain a waiver of subrogation provision requiring the insurance carriers to waive all rights against Landlord, all other Landlord Parties, and any lender.

- 6.10.4 Commercial Automobile Liability insurance on all owned, hired or non-owned vehicles used in connection with Tenant and/or its contractors or subcontractors' operations in the amount of \$1,000,000 combined single limit for bodily injury and property damage. The coverages must extend to employees, agents, and volunteers of Tenant and/or its contractors and subcontractors who use personal vehicles within the course and scope of their employment or service.
- 6.11 Tenant's Indemnity for Tenant's Installations. Tenant shall indemnify and hold harmless Landlord and all other Landlord Parties from and against all claims, damages, losses and expenses, including reasonable attorneys' fees, arising out of or resulting from the installation of Tenant's Removable Property, to the extent caused by any act or omission of Tenant or Tenant's contractor(s), any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, and which involves bodily injury, sickness, disease or death, or injury to or destruction of property, including the loss of use resulting therefrom. In any and all claims against Landlord or any other Landlord Party, by any Tenant Party, the indemnification obligation under this Section 6.11 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Tenant or such Tenant Party under workers' compensation acts, disability benefit acts or other employee benefit acts.
- 6.12 Tenant's Removable Property. All articles of personal property and all business and trade fixtures, machinery, workstations, equipment, furniture and other property and equipment installed or placed by Tenant in the Premises (whether affixed or unaffixed to the Premises), owned and used by Tenant for the Permitted Use ("**Tenant's Removable Property**") shall remain the property of Tenant and may be removed by Tenant at any time on or before the date of expiration of this Lease in accordance with the provisions of <u>ARTICLE X</u> of this Lease; *provided* Tenant restores any damage caused by such removal.
- 6.13 <u>Dispute Resolution</u>. If the Parties shall disagree with respect to any matter covered in this <u>ARTICLE VI</u>, and the Parties are unable to reach agreement thereon within five (5) Business Days, such dispute may be submitted by either Party to arbitration for expedited proceedings under the Fast Track Procedures provisions (currently, Rules F-1 through F-13) of the Arbitration Rules of the Construction Industry of the American Arbitration Association (the "AAA"), with both Parties agreeing to waive the \$75,000 qualification in such rules. In any case where the Parties utilize such expedited arbitration: (i) the Parties may not object if the arbitrator so appointed was on the list submitted by the AAA and was not objected to in accordance with Rule F-4 (except that any objection shall be made within five (5) Business Days from transmission of the list), (ii) the Notice of Hearing shall be given at least ten (10) Business Days in advance of the hearing, (iii) the first hearing shall be held within ten (10) Business Days after the appointment of the arbitrator, and (iv) each Party in such arbitration shall pay its own attorneys' fees and other costs of such arbitration and the losing Party shall pay the costs charged by the AAA and/or the arbitrator. Judgment upon any award rendered in any arbitration held pursuant to this <u>Section 6.13</u> may be entered in any court having jurisdiction, and in connection therewith, the arbitrators shall be bound by the provisions of this Lease, and shall not add to, subtract

from or otherwise modify such provisions. Prior written notice of application by either Party for arbitration shall be given to the other at least ten (10) Business Days before filing of any demand for arbitration hereunder. Any award of an arbitrator rendered hereunder shall be subject to confirmation and entry of judgment thereon in any court of competent jurisdiction sitting in Clark County, Nevada, and the Parties hereby consent to the jurisdiction of such court. The costs and administration expenses of each arbitration hereunder and their apportionment between the Parties shall be borne equally by the Parties, and each Party shall be responsible for its own attorneys' fees and expert witness fees. In connection with the foregoing, it is expressly understood and agreed that the Parties shall continue to perform their respective obligations under this Lease during the pending of any such arbitration proceeding hereunder (with any adjustments or reallocations to be made on account of such continued performance as determined by the arbitrator in his or her award).

ARTICLE VII liance with Legal Requirement

Compliance with Legal Requirements; Reporting Requirements and Covenants

- 7.1 <u>Landlord's Compliance with Legal Requirements; Reporting Requirements and Covenants.</u> As of the Commencement Date, Landlord shall deliver the Premises to Tenant with the Premises and Landlord's Work (to the extent then completed) in compliance in all material respects with applicable Legal Requirements.
- 7.2 <u>Notices.</u> Tenant shall give prompt notice to Landlord of any notice it receives of the violation of any Legal Requirement with respect to the Premises or the use or occupation thereof.
- 7.3 Tenant's Compliance with Legal Requirements. Tenant shall throughout the Term of this Lease, at Tenant's sole cost and expense, promptly comply or cause compliance with or remove or cure any violation of any and all Legal Requirements, whether or not such compliance requires work which is structural or non-structural, ordinary or extraordinary, foreseen or unforeseen, unless such requirement of compliance arises out of or relates to any action or omission by Landlord, or by its agents, employees, or contractors, or to Landlord's breach of its obligations hereunder. Without limiting the generality of the foregoing, it is specifically agreed that Tenant shall comply with all Legal Requirements and Insurance Requirements that require the installation, modification, addition, change, alteration, repair, replacement or maintenance of any fire-rated partition, gas, smoke, or fire or smoke detectors or heat sensors or alarm or any sprinkler, fire extinguishers or other system to extinguish fires. However, Tenant need not comply with any such Legal Requirements so long as Tenant shall be contesting the validity thereof, or the applicability thereof to the Premises, in accordance with Section 7.4.
- 7.4 <u>Contest of Legal Requirement.</u> After the Rent Commencement Date, Tenant, at its expense, after notice to Landlord, may (but shall not be required to) contest, by appropriate proceedings prosecuted diligently and in good faith, the validity, or applicability to the Premises, of any Legal Requirement as to which Tenant must comply or cause compliance; *provided* that (i) Landlord shall not be subject to criminal penalty or to prosecution for a crime, or any other fine or charge, nor shall the Premises or the Building, or any part thereof, be subject to being condemned or vacated, nor shall the Building or Premises, or any part thereof, be subjected to any lien or encumbrance, by reason of non-compliance or otherwise by reason of such contest; (ii) before the commencement of such contest, Tenant shall furnish to Landlord security in amount, form and substance satisfactory to Landlord and shall indemnify Landlord against the cost thereof and against all liability for damages, interest, penalties and expenses (including reasonable attorneys' fees and expenses), resulting from or incurred in

connection with such contest or non-compliance; (iii) such noncompliance or contest shall not prevent Landlord from obtaining any permits, certificates of occupancy, licenses, amendments or renewals thereof in connection with the operation of or alterations to the Building; and (iv) Tenant shall keep Landlord advised as to the status of such proceedings. Tenant shall, subject to the applicable limitations under Nev. Rev. Stat. § 41.035, indemnify and hold Landlord and all Landlord Parties harmless from and against all lost, cost, liability and expense arising from or in any way related to Tenant's contest of any Legal Requirement.

7.5 Reporting Requirements; Financial Covenants.

- 7.5.1 Tenant shall during the Term deliver the following documents to Landlord at the times specified therein:
- (a) Not later than the Rent Commencement Date, (i) a fully signed and duly authorized copy of the Charter School Contract, and (ii) a duly executed copy of the Lockbox Agreement (together with duly executed and delivered copies of the attachments thereto) set forth on Exhibit C attached to and made a part of this Lease;
- (b) A signed copy of any subsequent modification or amendment to the Charter School Contract within ten (10) Business Days after the such modification or amendment is executed by the Authorizer and Tenant;
- (c) Copies of any material notices received from the Authorizer and concerning, or issued in connection with, the Charter School Contract within ten (10) Business Days after receipt by Tenant;
- (d) Copies, not less than three (3) Business Days in advance of the scheduled meeting, of any notice(s) of any meeting(s) that shall be conducted by Tenant, in any part, as an open meeting under governing Legal Requirements;
- (e) Copies of all enrollment reports that Tenant may submit to the Authorizer or the Department in connection with payment(s) by the Nevada Department of Education (the "Department") to the Tenant pursuant to the provisions of Nev. Rev. Stat. chapters 386 and 387, or to any similar or successor Legal Requirements, simultaneously with submission thereof to the Authorizer;
- (f) Copies of all audited financial statements, audit reports (including financial, enrollment, participation, eligibility, and other audits of all kinds), and auditor management letters that Tenant must submit to the Authorizer under the Charter School Contract, simultaneously with submission thereof to the Authorizer; and
- (g) Copies of all school calendars that Tenant must submit to the Authorizer under the Charter School Contract, simultaneously with submission thereof to the Authorizer.

In addition, Tenant shall promptly provide Landlord with copies of such unaudited financial statements and unaudited enrollment, participation, eligibility, and other reports as Landlord may from time to time request.

7.5.2 During the Term of this Lease:

- (a) Tenant shall comply, and cause each of its agents, employees, invitees and contractors to comply, in all material respects, with all terms and provisions of the Charter School Contract;
- (b) Tenant shall not, without Landlord's prior written consent (which may be granted or withheld in Landlord's sole discretion), voluntarily agree either (i) to any termination of the Charter School Contract or (ii) to any amendment to the Charter School Contract that may have any material effect on Landlord's interests under this Lease (including, without limitation, under the Option Agreement) or any similar or related agreement. Tenant shall deliver to Landlord a copy of any proposed termination or amendment simultaneously with delivery of the same from or to the Authorizer, shall (at the request of Landlord) promptly meet with Landlord to discuss any reasonable concerns raised by Landlord with respect to such proposed termination or amendment, and shall endeavor in good faith to address all such concerns; and
- (c) Tenant shall at all times keep the Charter School Contract and all of Tenant's obligations thereunder current and fully performed, and accordingly shall not do, or permit or suffer to be done, any act or omission by Tenant, its agents, employees, contractors or invitees which is prohibited by the Charter School Contract, or which would constitute a violation or default thereunder, or result in a forfeiture, termination or non-renewal of the Charter School Contract or result in Tenant or the Charter School Contract being placed on academic probation by the Authorizer or other charter school governing authority.
 - 7.5.3 Tenant shall be in default of this Lease if any of the following occurs:
- (a) More than 25% of Tenant's total operating budget is expended on Rent and Additional Rent due under this Lease; or
- (b) Tenant's total student enrollment at the Charter School is less than eighty percent (80%) of the scheduled enrollments set forth below for the applicable Lease Years:

(i) Lease Year 1:	710 students
(ii) Lease Year 2:	810 students
(iii) Lease Year 3:	870 students
(iv) Lease Year 4:	900 students
(v) Lease Year 5 and thereafter:	920 students

7.6 Charter School Services and Support Agreement. Tenant and Manager have entered into a Charter School Services and Support Agreement dated June 29, 2013 for a term coinciding with the term of the Charter School Contract (the "Management Agreement"), a duly authorized and fully executed copy of which Management Agreement has been delivered to Landlord as of the Effective Date. Tenant shall not terminate the Management Agreement in advance of such expiration without Landlord's written approval, which approval Landlord may withhold, condition, or delay in its sole discretion. Further, Tenant shall, throughout the Term, maintain in full force and effect a third-party management and support agreement with the Manager (or with another third-party provider of charter school management and support services reasonably acceptable to Landlord) that shall be in form and content substantially similar to the Management Agreement.

7.7 Amendment to Charter School Contract. Not later than the Commencement Date, Tenant (i) shall have entered into a written amendment to the Charter School Contract that shall expressly authorize the Charter School to provide educational or operational services (including delivery of instruction) at the Premises, and (ii) shall have delivered to Landlord a duly authorized, duly approved, and fully executed copy of such modification.

ARTICLE VIII Indemnity and Insurance

Indemnification. Except to the extent resulting from any negligent or willfully wrongful 8.1 act or omission of Landlord or any Landlord Party, or from Landlord's performance of the Landlord's Work in a manner not conforming to the requirements of this Lease, Tenant shall indemnify (subject to the applicable limitations arising under Nev. Rev. Stat. § 41.035), defend, save and hold harmless Landlord and all other Landlord Parties from and against any and all demands, claims, causes of action, fines, penalties, damages, losses, liabilities (including, but not limited to, strict liability), judgments, and expenses (including, without limitation, reasonable attorneys' fees and expenses, filing and other court costs) incurred in connection with or arising from any of the following: (i) the use, condition, operation or occupancy of the Premises, including, but not limited to, the presence of any Dangerous Condition; (ii) any activity, work, or thing done, or permitted or suffered by or through Tenant in or about the Premises; (iii) any acts, omissions, or negligence of Tenant or any Tenant Party; (iv) any claim of any students, staff, employees or other invitees of Tenant or any Tenant Party, including claims alleging breach or violation of such person's civil or legal rights; (v) any breach, violation, or nonperformance by Tenant or any Tenant Party, of any term, covenant, or provision of this Lease or any Legal Requirement; (vi) any injury or damage to the person, property or business of Tenant or any Tenant Party, or any other person entering upon the Premises under the express or implied invitation of Tenant; and (vii) any accident, injury to or death of persons or loss or damage to any item of property occurring at the Premises. If any action or proceeding is brought against Landlord or any Landlord Party by reason of any such indemnified claim as set forth above, Tenant, upon notice from Landlord, will defend the claim at Tenant's sole cost and expense with counsel reasonably satisfactory to Landlord. If Landlord reasonably determines that the interests of Landlord or such Landlord Party and the interests of Tenant in any such action or proceeding are not substantially the same and that Tenant's counsel cannot adequately represent the interests of Landlord or such Landlord Party with respect to such indemnified claim as set forth above, Landlord shall have the right, at its sole expense, to hire separate counsel in any such action or proceeding. Landlord shall indemnify, defend and hold harmless Tenant from and against all losses, claims, expenses (including attorneys' fees), liabilities, lawsuits, injuries, and damages of whatever nature occurring at Premises as a direct result of the negligent or willfully wrongful act or omission of Landlord or any Landlord Party. The foregoing indemnities shall survive the expiration or earlier termination of this Lease.

8.2 Tenant's Insurance.

8.2.1 Tenant covenants and agrees that from and after the Commencement Date and during the Term of this Lease and thereafter so long as Tenant is in occupancy of any part of the Premises or such longer period as specified herein, Tenant shall carry and maintain, at its sole cost and expense, the following types of insurance, naming Landlord and Landlord's lender as additional insured or loss payee, as applicable, in the amounts specified and in the forms hereinafter provided with insurance companies authorized to do business in the State of Nevada and rated A:IX or better in the

most current edition of Best's Insurance Report or a Standard and Poor's rating of "AA" (or the then equivalent of such rating) ("Tenant's Insurance Requirements"):

- (a) <u>Commercial General Liability Insurance</u>. Tenant shall obtain and maintain Commercial General Liability insurance on the broadest forms available for similar risks, written on an "occurrence policy form," against all claims for bodily injury, disease or death, property damage, personal injury, premises operations, products and completed operations, consultants and independent contractors and contractual liability in an amount of not less than \$1,000,000 arising out of any one occurrence and \$2,000,000 in the annual aggregate, per location. The policy must include coverage for molestation and sexual abuse (unless provided under the professional liability policy required in this Section) and coverage for sports and athletic participation if applicable. The policy must include as insureds the Tenant's employees, volunteers and directors. The policy shall be endorsed to include Landlord, its managers, members, directors, officers, employees, agents, affiliates, successors and assigns and any lender as additional insureds on a primary and non-contributory basis. Tenant shall maintain the commercial general liability coverage as specified herein for a minimum of one year after termination of this Lease.
- (b) <u>Umbrella Liability Insurance</u>. Tenant shall obtain and maintain Umbrella Liability Insurance on the broadest forms available for similar risks, written on an "occurrence policy form," against all liability claims in an amount of not less than \$4,000,000 per occurrence and in the annual aggregate, per location. If liability coverage for the Premises is included under any blanket policy written on an aggregate form, then the annual aggregate limit of insurance applying solely to the Premises must be not less than \$5,000,000.
- (c) <u>Worker's Compensation / Employer's Liability</u>. Tenant shall obtain and maintain Worker's Compensation insurance to the extent required, and in the amounts required by applicable Legal Requirements covering Tenant and its employees and employer's liability insurance in the amount of \$1,000,000 per accident, \$1,000,000 per illness (per employee) and \$1,000,000 per illness (aggregate). If Tenant uses borrowed employees (including employees from a temporary employment agency) to perform services, it shall require the primary employer to provide an alternate employer endorsement showing Tenant in the schedule as the alternate employer. The Workers' Compensation policies shall contain a waiver of subrogation provision requiring the insurance carriers to waive all rights against Landlord and all other Landlord Parties and any lender.
- (d) <u>Commercial Automobile Liability Insurance</u>. Tenant shall obtain and maintain Commercial Automobile Liability insurance on all owned, hired or non-owned vehicles used in connection with Tenant's operations in the amount of \$1,000,000 combined single limit for bodily injury and property damage. The coverages must afford coverages to Tenant for Tenant's liability arising out of the use by employees, agents, and volunteers of Tenant utilizing personal vehicles within the course and scope of their employment or service.
- (e) Educators Liability Insurance. Tenant shall obtain and maintain Educators Liability insurance (errors and omissions) with limits of insurance no less than \$1,000,000 per claim and \$2,000,000 in the aggregate. Coverage shall include employment practices, student liability, corporal punishment and sexual misconduct. This policy must also provide coverage for third party liability losses, including losses that arise out of local, state, or federal anti discrimination laws, except that Tenant may instead elect to provide coverage for losses that arise out of local, state, or federal antidiscrimination laws through a separate employment practices liability insurance (EPLI) policy that

has limits of not less than \$1,000,000 per claim, \$2,000,000 in the aggregate. Tenant shall maintain the insurance required in this subsection for a minimum of three years after termination of this Lease.

- (f) <u>Crime / Employee Theft</u>. Tenant shall obtain and keep in force a Crime / Employee Theft insurance policy covering its employees, volunteers and the acts of any third party vendor or contractor that otherwise might have the opportunity to misappropriate Tenant's property or funds, with limits of not less than \$500,000 per occurrence.
- (g) <u>Personal Property Insurance</u>. Tenant shall obtain and maintain insurance coverage on all of Tenant's Removable Property. Such insurance shall be full replacement cost coverage with a deductible not to exceed \$1,000 per occurrence. The proceeds from any such insurance shall be used by Tenant for the repair or replacement of Tenant's Removable Property. Tenant shall provide Landlord with written evidence that such insurance is in force no later than three (3) Business Days before the Commencement Date.
 - (h) Other. In addition, Tenant shall obtain and maintain the following coverages:
- (i) Student Accident Insurance in an amount of not less than \$10,000 per occurrence;
- (ii) Directors' and Officers' Insurance in an amount of not less than \$1,000,000 per occurrence; and
- (iii) Any other commercially reasonable insurance types or amounts that Landlord or any lender requires.
- 8.2.2 <u>Blanket Policies</u>. Tenant may maintain any of its required insurance coverages under blanket policies of insurance covering said Premises and other premises of Tenant, or companies affiliated with Tenant (including, without limitation, the Manager), provided that any such policy shall in all other respects comply with the requirements of this Lease.
- Tenant's Policies and/or Certificates of Insurance. Each policy shall not have more than a \$25,000 deductible or retention for any occurrence, except for mandatory deductibles or retentions where required under local regulations, or when required by insurers for specific catastrophic perils. Tenant shall obtain, before the expiration date of each such policy, original policies (or renewals or extensions of the insurance afforded thereby), certified duplicates thereof or certificates thereof (together with copies of endorsements for each additional insured) acceptable to Landlord. The above mentioned policies, and proof of payment of all premiums therefor, are to be provided to Landlord at least five (5) Business Days before the Commencement Date and at least annually thereafter or as requested by Landlord. Each such policy shall provide that Landlord be given written notice at least five (5) Business Days before the expiration, material alteration, cancellation or non-renewal of any policies, and that any loss otherwise payable to them thereunder shall be paid notwithstanding any act or negligence on their part or that of the Tenant which might, absent such provision, result in a forfeiture of all or part of such insurance payment. If Tenant fails to furnish said notice or policies as provided in this Lease, and at the times herein provided, Landlord may obtain such insurance and the premiums on such insurance shall be deemed to be Additional Rent to be paid to Landlord upon demand. Tenant shall be responsible for the cost of any and all premiums on all such insurance to be carried by the Tenant. Final insurance policies shall be sent to the attention of: Canyon-Agassi Charter School

Facilities Fund, L.P. c/o Canyon Capital Realty Advisors LLC, 2000 Avenue of the Stars, 11th Floor, Los Angeles, California 90067, Attn: Roshan Sonthalia, Fax: (310) 272-1531.

8.3 Landlord's Insurance.

- 8.3.1 Landlord shall obtain and maintain, at Tenant's expense (including, without limitation, deductibles not to exceed \$50,000) all of the following (altogether, the "Landlord's Insurance"):
- Property insurance on an "All Risk" basis and for such other insurable hazards as, under good insurance practices, are insured against for other property and buildings similar to the Premises in nature, use, location, height, and type of construction. Such policy shall include all standard perils including wind. The amount of such insurance shall be not less than one hundred percent (100%) of the replacement cost without depreciation of the Premises. Such insurance policy shall contain an agreed amount endorsement and not subject to any form of coinsurance. Such insurance shall cover mechanical breakdown and testing, increased cost of Legal Requirements, insurance, costs of demolition and increased cost of construction as well as rent loss and business interruption coverage, including, business income and extra expense, for an extended period of indemnity of at least twelve (12) months. During the period of any construction, repair, renovation, restoration or replacement of the improvements or the Premises, Landlord shall obtain and maintain, at Tenant's expense (including, without limitation, deductibles), a completed value "All Risk" Builder's Risk Insurance policy for the full replacement cost of the Premises (including upgrades and any leasehold improvements but excluding Tenant's Removable Property and Alterations made by Tenant). The policy is to be written on a non-reporting basis, and in an amount not less than the total value of the Premises (less the value of such uninsurable items as land, site preparation, grading, paving, and parking lots). Such policy shall not contain a permission to occupy limitation. The policy shall contain an agreed amount endorsement and not subject to any form of coinsurance. Such policy shall not have exclusions for sidewalks, retaining walls or underground property. The policy must not contain any "Protective Safeguard" endorsements limiting coverage. Coverage shall be provided for against the standard perils. Such policy shall include coverage for mechanical breakdown and testing, collapse, expediting expenses, demolition and increased cost of construction (for renovation and/or additions to existing structures), water damage, and permission for partial occupancy.
- (b) <u>Pollution and Environmental Impairment Liability insurance</u>, insuring Landlord (with both "first-party" and "third-party" coverages) against pollution-related liabilities arising with respect to the Premises, including (without limitation) bodily injury, property damage, remediation expenses (including investigation, monitoring, removal, and disposal), and defense costs (including adjustment and costs incurred in defending a claim) related to the same.
- (c) Commercial General Liability and Umbrella Liability insurance, on the broadest forms available for similar risks, written on an "occurrence policy form," and insuring against all claims for bodily injury, disease or death, property damage, personal injury, premises operations, products and completed operations, consultants and independent contractors and contractual liability, and including (without limitation) coverage for molestation and sexual abuse and coverage for sports and athletic participation if applicable. Landlord currently carries liability limits of \$35,000,000 per occurrence and in the aggregate. Landlord shall have no obligation to carry a specific limit, but rather may amend its limits from time to time in its sole discretion.

- 8.3.2 Tenant shall pay to Landlord, as Additional Rent, an amount equal to the premiums for the insurance coverages which Landlord maintains pursuant to this <u>ARTICLE VIII</u> attributable to each calendar year during the Term (the "**Premiums**"), such amount to be apportioned for any portion of a calendar year in which the Commencement Date falls or the Term expires. Upon a casualty, Tenant shall immediately pay to Landlord the applicable deductible under the insurance which Landlord is to or may obtain pursuant to this <u>ARTICLE VIII</u>.
- 8.3.3 Estimated payments by Tenant on account of the Premiums shall be made on the first Business Day of each and every calendar month during the Term of this Lease, in the fashion herein provided for the payment of Base Rent. The monthly amount so to be paid to Landlord shall be sufficient to provide Landlord by the time Premiums are due with a sum equal to Tenant's required payment, as reasonably estimated by Landlord from time to time, on account of the Premiums for the then current calendar year. Promptly after receipt by Landlord of bills for such Premiums, Landlord shall advise Tenant of the amount thereof and the computation of Tenant's total payment due on account thereof. If estimated payments theretofore made by Tenant for the calendar year covered by such bills exceed the required payment on account thereof for such calendar year, Landlord shall credit the amount of overpayment against subsequent obligations of Tenant on account of the Premiums (or promptly refund such overpayment if the Term of this Lease has ended and Tenant has no further obligation to Landlord); but if the required payments on account thereof for such calendar year are greater than estimated payments theretofore made on account thereof for such calendar year, Tenant shall pay the difference to Landlord within twenty (20) Business Days after being so advised by Landlord, and the obligation to make such payment for any period within the Term shall survive expiration of the Term.
- 8.3.4 Landlord shall have the right to provide insurance coverage which it is obligated to carry pursuant to the terms hereof in a blanket policy, provided such blanket policy expressly affords coverage to the Premises as required by this Lease.
- 8.4 <u>Waiver of Subrogation</u>. Notwithstanding anything to the contrary contained elsewhere in this Lease, neither Landlord nor Tenant shall be liable to the other Party or to any insurance company insuring the other Party by way of subrogated rights or otherwise, for any loss or damage caused by fire or any other hazard or peril covered by fire or extended coverage or all risk insurance or required to be covered by the insurance coverages under this Lease, or any resulting loss of income, even though such loss or damage may have been occasioned by the negligence of such Party, its agents or employees.
- 8.5 Tenant's Risk; Landlord Not Responsible for Acts of Others. Tenant agrees to use and occupy the Premises at Tenant's own risk. Landlord shall not be liable to Tenant or any other Tenant Party for any damage, injury, loss, compensation, or claim (including, but not limited to, claims for the interruption of or loss to Tenant's business) based on, arising out of or resulting from any cause whatsoever, including, but not limited to, repairs or construction to any portion of the Premises. Nor shall Landlord be liable to Tenant or any other Tenant Party for any fire, robbery, theft, mysterious disappearance and/or any other crime or casualty, or any leakage in any part or portion of the Premises, or from water, rain or snow that may leak into, or flow from any part of the Premises, or from drains, pipes or plumbing fixtures at the Premises, or from the roof, street, subsurface or from any other place, or from the breakage, leakage, obstruction, or other defects of the pipes, sprinklers, wires, appliances, plumbing, air conditioning, or lighting fixtures of the Premises. Notwithstanding the foregoing, however, Landlord shall in no event be exonerated from any liability to Tenant or any other Tenant Party, for any injury, loss, damage or liability to the extent such exoneration is prohibited by law. Any goods, property or personal effects stored or placed in or about the Premises shall be at the sole risk and

hazard of Tenant, and neither Landlord nor any Landlord Party nor Landlord's insurers shall in any manner be held responsible therefor and in no event shall Landlord, or any other Landlord Party have any liability to Tenant or any Tenant Party based on any loss with respect to or interruption in the operation of Tenant's business. The provisions of this Section 8.5 shall be applicable from and after the execution of this Lease and until the end of the Term of this Lease, and during such further period as Tenant may use or be in occupancy of any part of the Premises. Landlord shall not be responsible or liable to Tenant, or any Tenant Party for any loss or damage to persons or property resulting from the negligence, acts or omissions of persons occupying space adjoining or adjacent to the Premises, or connected to the Premises, or occupying any other part of the Building, or of any of their respective agents, employees, contractors, invitees or customers, including, without limitation, caused by breaking or falling of electrical cables and wires, or the breaking, bursting, stoppage or leakage of water, gas, sewer or steam pipes.

ARTICLE IX Alterations

- 9.1 <u>Alterations</u>. Except as hereinafter provided, after completion of Landlord's Work in accordance with the Plans and Specifications, Tenant shall make no additions, installations, improvements, replacements and/or alterations in or to the Premises (hereinafter "Alterations") without the prior written consent of Landlord, which shall not be unreasonably withheld or delayed. If Landlord fails to respond to Tenant's written request to approve any Alterations within five (5) Business Days after Tenant shall deliver such written request to Landlord, then Tenant may provide Landlord a second written notice (conspicuously labeled "SECOND NOTICE") requesting Landlord's approval of such Alterations and, if Landlord shall still fail to reply to Tenant within five (5) additional Business Days after receiving Tenant's second notice hereunder, then Landlord shall be deemed to have consented to the Alterations so requested, subject to all other terms and conditions of this Lease.
- 9.1.1 Notwithstanding the above, Tenant shall have the right to make from time to time, at its expense, non-structural Alterations to the interior of the Premises without obtaining Landlord's consent ("Permitted Alterations"); provided however, that such Alterations are not Material Alterations, provided further that Tenant notifies Landlord of the intended Alterations to the interior of the Premises in reasonable detail, together with an estimate of the cost thereof, at least ten (10) Business Days before its commencement of such Permitted Alterations. All Alterations made by or for Tenant shall be done in a good and workmanlike manner and diligently prosecuted to completion, in compliance with applicable Legal Requirements.
- 9.1.2 Alterations that (i) cost in excess of \$10,000 or (ii) are not in compliance with Legal Requirements or Insurance Requirements, or (iii) in Landlord's sole judgment, affect the Building Systems, the structural integrity of the Building or any part thereof, or the exterior of the Building or other structures on the Premises shall be deemed "Material Alterations" and shall not be performed without the prior written consent of Landlord, which consent shall be granted or withheld in Landlord's sole and absolute discretion.
- 9.1.3 If Landlord requires Tenant to remove a Material Alteration at the expiration of the Lease, Landlord shall notify Tenant of this effect simultaneously with Landlord's grant of approval of such Material Alteration. All Alterations, additions and improvements to the Premises (including fixtures and equipment) made by or for Tenant shall be done in a good and workmanlike manner and diligently prosecuted to completion, in compliance with applicable Legal Requirements and Insurance Requirements.

- 9.1.4 Any Alterations in or to the mechanical, electrical, plumbing, sanitary, heating, air conditioning, ventilation, life safety or other systems of the Building or to or affecting the roof or any other structural part of the Building, shall be performed only by contractor(s) approved by Landlord.
- 9.2 Review and Approval Solely for Tenant's Benefit. Tenant agrees that any review or approval by Landlord of Tenant's Alteration plans is solely for Landlord's benefit, and without any representation or warranty whatsoever to Tenant with respect to the adequacy, correctness or efficiency thereof or otherwise.
- 9.3 Tenant's Obligation to Furnish Documents to Landlord. Tenant, at its expense, shall obtain (and furnish true and complete copies to Landlord of) all necessary governmental permits and certificates for the performance of Alterations and for final approval thereof upon completion, and shall cause Alterations to be performed in compliance therewith, with all Legal Requirements and Insurance Requirements, and with the plans and specifications submitted to, and approved by Landlord pursuant to Section 9.1 hereof. Alterations shall be performed in such manner as not to impose any additional expense upon Landlord in the construction, maintenance, repair or operation of the Building, and if any such additional expense shall be incurred by Landlord as a result of Tenant's performance of Alterations, Tenant shall pay such additional expense upon demand as Additional Rent. Throughout the performance of Alterations, Tenant, at its expense, shall carry, or cause to be carried, worker's compensation insurance in statutory limits, employer's liability insurance, disability benefits insurance, property insurance, builder's risk insurance and general liability insurance, with completed operation endorsement, for any occurrence in or about the Premises, and covering construction subcontractors and materialmen to be employed by Tenant, under which Landlord shall be named as additional insured, in such limits as Landlord may reasonably require, with insurers reasonably satisfactory to Landlord. Tenant shall furnish Landlord with reasonably satisfactory evidence that such insurance is in effect at or before the commencement of Alterations and, on request, at reasonable intervals thereafter during the continuance of Alterations.
- 9.4 <u>Notice of Violations</u>. Tenant, at its expense, and with diligence and dispatch, shall procure the cancellation or discharge of all notices of violation arising from or otherwise connected with Alterations, or any other work, labor, services or materials done for or supplied to Tenant, or any Tenant Parties which shall be issued by any public authority having or asserting jurisdiction. However, nothing herein contained shall prevent Tenant from contesting, in good faith and at its own expense, any notice of violation; *provided* neither Landlord nor the Premises is adversely affected thereby.
- 9.5 <u>"As-Built" Drawings</u>. Tenant shall promptly upon the completion of a Material Alteration deliver to Landlord final "as-built" drawings certified by Tenant's architect of any Alterations Tenant has performed or caused to be performed in the Premises, and upon Landlord's request Tenant shall furnish updated drawings and specifications, if any, for Alterations in progress.
- 9.6 <u>Liens</u>. Tenant shall cause all contractors performing, and suppliers supplying materials for Alterations to be paid in full, so that the Premises and the Building shall at all times be free of liens for labor and materials supplied or claimed to have been supplied. In addition, Landlord shall have the right at all times to post and maintain upon the Premises such notices as may be necessary or desirable to keep the Premises and Landlord free of lien from any mechanic, laborer, materialman, supplier or vendor. Any mechanic's lien filed against the Premises for work claimed to have been done for, or for materials claimed to have been furnished to, Tenant shall be discharged by Tenant within fifteen (15) Business Days after such filing, by payment, filing of the bond required by law or otherwise, and

Tenant shall provide satisfactory proof of such discharge to Landlord. In default thereof, Landlord may, upon ten (10) Business Days prior notice to Tenant, discharge any such mechanic's lien, by bond or payment, or otherwise, and the cost thereof shall be paid by Tenant to Landlord within ten (10) Business Days after demand. Notice is hereby given that Landlord shall not be liable for any labor or materials furnished or to be furnished to Tenant upon credit, and that no mechanic's lien or other lien for any such labor or materials shall attach to or affect the reversion or other estate or interest of Landlord in and to the Premises. Tenant shall indemnify and hold Landlord and all other Landlord Parties harmless from and against any and all expenses, liens, claims, liabilities and damages based on or arising, directly or indirectly, by reason of the making of any alterations, additions or improvements by or on behalf of Tenant to the Premises under this Section, which obligation shall survive the expiration or termination of this Lease.

9.7 <u>Removal of Rubbish</u>. Tenant, at its sole cost and expense, shall remove and dispose (in accordance with all Legal Requirements and Rules and Regulations) all rubbish arising from Tenant's Alterations.

ARTICLE X Landlord's and Tenant's Removable Property

- 10.1 <u>Landlord's Property</u>. Other than Tenant's Removable Property, all fixtures, equipment, improvements and appurtenances attached to or built into the Premises at the commencement of or during the Term, including Landlord's Work, whether or not by or at the expense of Tenant, shall be and remain a part of the Premises, shall, upon the expiration or sooner termination of this Lease, be deemed the property of Landlord and shall not be removed by Tenant ("Landlord's Property").
- 10.2 <u>Tenant's Removable Property</u>. All of Tenant's Removable Property shall be and shall remain the property of Tenant and may be removed by Tenant at any time during the Term; <u>provided</u>, that if any of Tenant's Removable Property is removed, Tenant shall repair or pay the cost of repairing any damage to the Premises or to the Building resulting from the installation and/or removal thereof.
- 10.3 <u>Timing of Removal of Tenant's Removable Property</u>. On or before the Expiration Date (or earlier termination of this Lease, as the case may be), Tenant, at its expense, shall remove from the Premises all of Tenant's Removable Property (except such items thereof as Landlord shall have expressly permitted to remain, which property shall become the property of Landlord), and Tenant shall repair any damage to the Premises or the Building resulting from removal of Tenant's Removable Property.
- 10.4 <u>Abandoned Property</u>. Any other items of Tenant's Removable Property which shall remain in the Premises after the Expiration Date, or within ten (10) Business Days following an earlier termination of this Lease, may at the option of Landlord be deemed abandoned, and in such case such items may either be retained by Landlord as its property or disposed of by Landlord, without accountability, in such manner as Landlord shall determine, at Tenant's expense.

ARTICLE XI Repairs and Maintenance

11.1 <u>Tenant's Obligations</u>.

- 11.1.1 Save and except for (i) the completion of Landlord's Work, and (ii) except as provided in Section 11.2, Tenant shall, at its expense, throughout the Term, maintain the Premises in good order, condition and repair (whether or not the portion of the Premises requiring repairs, or the means of repairing the same, are reasonably or readily accessible to Tenant, and whether or not the need for such repairs occurs as a result of Tenant's use, any prior use, the elements or the age of such portion of the Premises), including, but not limited to, all mechanical, electrical, plumbing, life safety (including sprinkler systems), heating, ventilation, and air conditioning systems of the Building (the "Building Systems"), boilers, pressure vessels, fixtures, walls (interior and exterior), ceilings, floors, windows, doors, plate glass, skylights, landscaping, driveways, parking lots, fences, retaining walls, signs, sidewalks and parkways located in, on, or adjacent to the Premises. Tenant is also responsible for keeping the roof and roof drainage clean and free of debris. Tenant, in keeping the Premises in good order, condition and repair, shall exercise and perform good maintenance practices, specifically including (i) the procurement and maintenance of the service contracts required by this Section 11.1 and (ii) the timely observance of all procedures itemized under the Building Maintenance Checklist set forth on the Exhibit K attached to and made a part of this Lease. Tenant's obligations shall include restorations, replacements or renewals when necessary to keep the Premises and all improvements thereon or a part thereof in good order, condition and state of repair. Tenant shall, during the Term, keep the exterior appearance of the improvements on the Premises in a first class condition (including, e.g., graffiti removal) consistent with the exterior appearance of other similar facilities of comparable age and size in the vicinity and Tenant shall surrender the Premises, at the end of the Term, in such condition, reasonable wear and tear excepted; provided, however, that Tenant has engaged in good maintenance and preventative maintenance practices and Tenant shall be obligated to replace worn out items. Tenant shall be responsible for the cost of repairs which may be made necessary by reason of damage to the Building caused by any act or neglect of Tenant or any Tenant Party (including any damage by fire or other casualty arising therefrom). Tenant shall not, in the course of its repair, maintenance or construction, invalidate any of the warranties on the Premises, including, but not limited to those that relate to the roof, the stormwater management system, the elevator, and the sprinkler systems. All of such repairs and replacements shall be of good quality sufficient for the proper maintenance and operation of the Premises, and shall be constructed and installed in compliance with Legal Requirements and Insurance Requirements. Repairs or replacements to Building Systems may be performed only by contractors approved in advance by Landlord.
- 11.1.2 Tenant shall not permit the accumulation of waste or refuse matter, nor permit anything to be done upon the Premises that would invalidate or prevent the procurement of any insurance policies or governmental permits, licenses or approvals that may at any time be required pursuant to the provisions hereof. Tenant shall not place a load upon any floor in the Premises exceeding the floor load per square foot of area which such floor was designed to carry and which is allowed by Legal Requirements. Landlord reserves the right to prescribe the weight and position of all business machines and mechanical equipment, including safes, which shall be placed so as to distribute the weight.
- 11.1.3 Tenant shall, at Tenant's sole expense, obtain and keep in full force and effect during the Term of this Lease (with copies to Landlord, and in customary form and substance reasonably acceptable to, and with contractors reasonably approved by, Landlord) service contracts for

such of the Building Systems as are indicated for a "service agreement" on the attached Exhibit K, as well as for any other equipment as to which such contracts shall reasonably be required by Landlord. If Tenant shall fail to obtain or maintain the service contracts required pursuant to this Section 11.1.3, Landlord may, after ten (10) Business Days' notice to Tenant, obtain and maintain the same, and the reasonable cost thereof shall be collectible by Landlord, upon demand, as Additional Rent.

- 11.1.4 If repairs, maintenance or other work is required to be made by Tenant pursuant to the terms of this Lease, and Tenant fails to commence the repairs and/or other obligations and diligently prosecute such repairs and/or obligations to completion, upon not less than ten (10) Business Days' prior written notice (except that no notice shall be required in the event of an emergency), Landlord may make or cause such repairs to be made or such obligations to be performed (but shall not be required to do so), and all costs incurred by Landlord in connection therewith shall be paid by Tenant to Landlord on demand and shall be Additional Rent. Landlord shall not be responsible to Tenant for any loss or damage whatsoever that may accrue to Tenant's stock or business by reason of Landlord's making such repairs.
- acknowledges that Landlord has not undertaken any duty whatsoever to provide security for the Premises and, accordingly, Landlord is not responsible for the security of same or the protection of Tenant's property or Tenant's employees, invitees, students, parents, or contractors from any cause whatsoever, including but not limited to criminal and/or terrorist acts. To the extent Tenant determines that such security or protection services are advisable or necessary, Tenant shall arrange for and pay the costs of providing same. Landlord shall have no responsibility to prevent, and shall not be liable to Tenant for losses due to theft, burglary or other criminal activity, or for damages or injuries to persons or property resulting from persons gaining access to the Premises, and Tenant hereby releases Landlord and all other Landlord Parties from all liabilities for such losses, damages or injury, regardless of the cause thereof.

11.2 Landlord's Obligations.

- 11.2.1 Landlord, at its sole cost, except as provided in <u>Section 11.1</u> above, shall maintain, repair and replace the roof of the Building (except Tenant shall be responsible for the payment of all costs of repairs and replacements to the roof required as a result of the installation, use, operation, maintenance, repair or replacement of any equipment or facilities installed by Tenant or any party claiming under Tenant on the roof of the Building, including, without limitation, any mechanical systems in any portion of the Building serving such roof equipment and facilities) and the structural elements (excluding exterior glass) of the Building (i.e. load bearing walls, foundation and slab).
- 11.2.2 During the first sixty (60) full calendar months of the Term, there shall be added to the estimated Project Value of the Premises specified under Section 2.4 a sum (altogether, the "Capital Repair Costs") equal to (i) the total of Landlord's costs and expenses incurred in maintaining, repairing and replacing the roof and the structural elements of the Building, as required under Section 11.2.1, less (ii) any amounts so incurred that shall have been reimbursed to Landlord by insurance or under any applicable warranty. If Tenant shall not exercise the option to purchase provided under Section 2.4, however, then Landlord shall provide Tenant with an amendment to this Lease setting forth a revised schedule of annual Base Rent, which, beginning with the sixth (6th) Lease Year, shall be determined by increasing the annual Base Rent set forth in Section 3.1 above for each Lease Year thereafter during the Term by such amounts as may be reasonably required, as determined by Landlord

in good faith, in order to ensure that Landlord receives the same rate of return on the Capital Repair Costs as Landlord shall receive on its capital investment in Landlord's Work.

- 11.2.3 Landlord shall in no event be responsible to Tenant for any condition in the Premises or the Building caused by any act or neglect of Tenant or any Tenant Party. Nor shall Landlord be responsible to make any improvements or repairs to the Building other than as expressly provided in this Lease.
- Interruption. Landlord shall have no liability to Tenant, nor shall Tenant's covenants and obligations under this Lease be reduced or abated in any manner whatsoever, by reason of any inconvenience, annoyance, interruption or injury arising from Landlord's making any repairs, replacements or changes which Landlord is required or permitted by this Lease, or required by applicable Legal Requirements or Insurance Requirements, to make in or to the fixtures, equipment or appurtenances of the Building or the Premises. Landlord shall not be responsible in any manner for any suspension, interruption or curtailment of any services or utilities to the Premises, regardless of the cause thereof, and no such suspension, interruption or curtailment shall give rise to any claim for abatement of rent or other compensation to Tenant from Landlord, nor shall Tenant claim any direct, indirect or consequential damages or constructive eviction on account thereof, nor shall this Lease or any obligation of Tenant be affected thereby. Tenant hereby expressly waives any and all rights of rent abatement or other remedies on account of any untenantability and Tenant's sole right and remedy shall be as set forth in Section 21.5 of this Lease; provided, however, that, notwithstanding the foregoing provisions of this Section 11.3, if (i) Landlord, its agents, employees or contractors shall cause any suspension, interruption or curtailment of any services or utilities to the Premises and (ii) Tenant shall not be required by this Lease or by the Charter School Contract to maintain any insurance coverage against such suspension, interruption or curtailment, then Tenant shall, as its sole remedy for such suspension, interruption or curtailment, receive an equitable abatement of Base Rent during the time period of such suspension, interruption or curtailment.

ARTICLE XII Utilities

12.1 Procurement and Payment of Utilities. Tenant shall be responsible to procure the supply of any and all utilities necessary for Tenant's use and occupation of the Premises and, subject to the performance of Landlord's Work and Landlord's express obligations under ARTICLE XI, Landlord will have absolutely no responsibility or obligation to provide any utility or other service to the Premises. Tenant shall contract for, in its own name, and shall pay all taxes, assessments, charges/deposits, fees and bills for utilities including, without limitation, charges for water, gas, oil, sanitary and storm sewer, electricity, steam, telephone service, trash collection, internet access, cable television or satellite service, and all other utilities that may be charged against any occupant or user of the Improvements during the Term. Tenant shall at all times maintain that amount of heat necessary to ensure against the freezing of water lines. Tenant shall indemnify, defend, save and hold Landlord harmless of, from and against any and all claims, liability or damages, including, but not limited to, claims based upon Tenant's failure to pay any fees or other charges for utility services supplied to the Premises, or damages to the utility systems and the Premises, that may result from Tenant's failure to maintain sufficient heat in the Premises. All charges for utilities or services at the Premises before the Rent Commencement Date and after the expiration or earlier termination of the Lease shall be payable by Landlord.

- 12.2 <u>Capacity</u>. Tenant shall use best efforts such that its use of electric current shall not exceed the capacity of the then existing feeders to the Building or the risers or wiring installations serving the Premises. Any additional electrical capacity and any risers, feeders or other equipment or service proper or necessary to supply Tenant's electrical requirements, shall, upon written request of Tenant, be installed by Landlord at the expense of Tenant, if in Landlord's reasonable judgment any additional capacity required is then available in the Building, the installations are necessary and will not cause permanent damage or injury to the Building or the Premises, or cause or create a dangerous or hazardous condition, or entail excessive or unreasonable alterations, repairs or expense.
- 12.3 <u>Interruption</u>. Landlord shall not be liable to Tenant for any loss, damage or expense which Tenant may sustain or incur if (i) the supply of electricity or other service or utility to the Premises is temporarily interrupted, or (ii) the quantity or character of the electric service is changed or is no longer available or suitable for Tenant's requirements.

ARTICLE XIII Landlord's Services

- 13.1 <u>Landlord's Obligation</u>. Upon the completion of Landlord's Work, save and except for Landlord's obligations pursuant to <u>Section 11.2</u>, Landlord shall have no obligation to furnish to the Premises any cleaning services, electric energy, water, heat, air-conditioning, ventilation, gas or any other service or utility. Tenant shall obtain heat, air-conditioning, ventilation, gas and any other services or utilities required by Tenant at Tenant's sole cost and expense and in compliance with the applicable provisions of (i) all Legal Requirements and Insurance Requirements, (ii) the rules and regulations of any public utility or other company furnishing such service or utility, and (iii) this Lease.
- 13.2 <u>Triple Net Lease</u>. It is understood and agreed by the Parties that, except for Landlord's obligations under <u>Section 11.2</u> of this Lease, this Lease is considered and intended to be a "triple net" lease, providing and yielding to the Landlord payment of the Base Rent and Additional Rent (and to third parties, as applicable) as and when due hereunder absolutely free and net of all expenses, costs and charges allocable to the Term which are in any manner associated with the ownership, operation, use, management, repair, maintenance, and insuring of the Premises, and Tenant is agreeing to be absolutely responsible for all costs, expenses, taxes and charges relating to its use and occupancy of the Premises during the period of its use and occupancy, unless otherwise provided herein.
- Landlord's Rights of Access. After reasonable notice (except in emergencies when no such notice shall be required) which may be by telephone or e-mail, Landlord, its agents and representatives, shall have the right (without any obligation so to do) to enter the Premises (i) to inspect the same, (ii) to exercise such rights as may be permitted hereunder, (iii) to make repairs or alterations to the Premises to the extent compelled by Legal Requirements or required under this Lease, (iv) to make repairs or perform other obligations if Tenant fails to do so as required hereunder (but the Landlord shall have no duty whatsoever to make any such inspections, repairs, alterations, additions or improvements except as otherwise expressly provided in this Lease), (v) to deal with emergencies, (vi) to post such notices as may be permitted under Section 9.6, (vii) to exhibit the Premises to prospective tenants during the twenty four (24) months preceding expiration of the term of this Lease and at any reasonable time during the Term to show the Premises to prospective purchasers, lessors and mortgagees, or (viii) for any other purpose as Landlord may reasonably deem necessary or desirable; provided, however, Landlord shall use reasonable efforts not to materially interfere with Tenant's use of or access to the Premises and Landlord shall be accompanied by a designated representative of Tenant if and to the extent Tenant makes such representative available during such entry period. Tenant shall not

be entitled to any abatement of rent or other charges nor shall Landlord be deemed guilty of an eviction, actual or constructive, or any violation of Tenant's quiet enjoyment of the Premises on account of Landlord's access to the Premises pursuant to the provisions of this <u>Section 13.3</u> or any other provision of this Lease or applicable Legal Requirements.

ARTICLE XIV Subordination

- Subordination of Lease. Subject to the terms of this ARTICLE XIV, this Lease, and all rights of Tenant hereunder, are and shall be subject and subordinate to any ground lease of the Premises, and all renewals, extensions, modifications and replacements thereof, and to all mortgages, deeds of trust, security interests and similar encumbrances (collectively, a "Mortgage") which may now or hereafter affect the Premises, whether or not such Mortgage shall also cover other lands and/or buildings and/or leases, to each and every advance made or hereafter to be made under such mortgages, and to all renewals, modifications, replacements and extensions of such leases and such Mortgages and all consolidations of such Mortgages. This Section shall be self operative and no further instrument of subordination shall be required. Nonetheless, in the case of all Superior Mortgages entered into by Landlord, the Parties and the holder of any Superior Mortgage shall join in a subordination, nondisturbance and attornment agreement which, for all purposes, shall govern the subordination of this Lease to a Superior Mortgage, and the relative rights and obligations of Tenant and Mortgagee with respect to this Lease, on such Superior Mortgagee's standard form, incorporating the comments and revisions of Tenant acceptable to Superior Mortgagee in its reasonable discretion. In confirmation of such subordination, Tenant shall promptly execute, acknowledge and deliver any instrument that Landlord, the lessor under any such lease or the holder of any such Mortgage or any of their respective successors in interest may reasonably request to evidence such subordination. Any ground lease to which this Lease is, at the time referred to, subject and subordinate is herein called "Superior Lease" and the lessor of a Superior Lease or its successor in interest at the time referred to, is herein called "Superior Lessor"; and any Mortgage to which this Lease is, at the time referred to, subject and subordinate, is herein called "Superior Mortgage" and the holder of a Superior Mortgage, or its successor in interest at the time referred to, is herein called "Superior Mortgagee."
- Attornment. If any Superior Lessor or Superior Mortgagee or the nominee or designee of any Superior Lessor or Superior Mortgagee shall succeed to the rights of Landlord under this Lease, whether through possession or foreclosure action or delivery of a new lease or deed, or otherwise, then at the request of such party so succeeding to Landlord's rights (herein called "Successor Landlord"), Tenant shall attorn to and recognize such Successor Landlord as Tenant's landlord under this Lease and shall promptly execute and deliver any instrument that such Successor Landlord may reasonably request to evidence such attornment. Upon such attornment, this Lease shall continue in full force and effect as a direct lease between the Successor Landlord and Tenant upon all of the terms, conditions and covenants as are set forth in this Lease, except that the Successor Landlord (unless formerly the landlord under this Lease or its nominee or designee) shall not be (i) liable in any way to Tenant for any act or omission, neglect or default on the part of Landlord under this Lease or for any claim against Landlord arising before the date on which the successor succeeded to Landlord's interest, (ii) responsible for any monies owing by or on deposit with Landlord to the credit of Tenant, (iii) subject to any counterclaim, offset or setoff which theretofore accrued to Tenant against Landlord, excluding express offset rights of Tenant set forth in this Lease, (iv) bound by any modification of this Lease subsequent to such Superior Lease or Mortgage, or by any previous prepayment of Base Rent for more than one (1) month, which was not approved in writing by the Superior Lessor or the Superior Mortgagee thereto, (v) liable to the

Tenant beyond the Successor Landlord's interest in the Premises and the rents, income, receipts, revenues, issues and profits issuing from such Premises, (vi) responsible for the performance of any work to be done by the Landlord under this Lease to render the Premises ready for occupancy by the Tenant, (vii) bound by any amendment or modification of such Lease made without its written consent, or (viii) required to remove any person occupying the Premises or any part thereof, except if such person claims by, through or under the Successor Landlord.

14.3 <u>Notice to Mortgagee</u>. After receiving notice from Landlord of any holder of a Mortgage which includes the Premises, no notice from Tenant to Landlord alleging any default by Landlord shall be effective unless and until a copy of the same is given to such holder (provided Tenant shall have been furnished with the name and address of such holder), and the curing of any of Landlord's defaults by such holder shall be treated as performance by Landlord.

ARTICLE XV Quiet Enjoyment

Subject to the terms and conditions of this Lease and subject to the rights of any Superior Mortgagee or Superior Lessor, on payment of the Base Rent and other Additional Rent and observing, keeping and performing all of the other terms and conditions of this Lease on Tenant's part to be observed, kept and performed, Tenant shall lawfully, peaceably and quietly enjoy the Premises during the term hereof, without hindrance or ejection by any persons lawfully claiming under Landlord to have title to the Premises superior to Tenant. The foregoing covenant of quiet enjoyment is in lieu of any other covenant, express or implied.

ARTICLE XVI Assignment, Subletting and Mortgaging

Restriction on Transfer. Except as otherwise permitted in this ARTICLE XVI, Tenant covenants and agrees that neither this Lease nor the term and estate hereby granted, nor any interest herein or therein, may be assigned, mortgaged, pledged, encumbered or otherwise transferred, whether voluntarily, involuntarily, directly or indirectly, by operation of law or otherwise, and that neither the Premises nor any part thereof may be encumbered in any manner by reason of any act or omission on the part of Tenant, or used or occupied or permitted to be used or occupied, by anyone other than Tenant, or for any use or purpose other than the Permitted Use, or be sublet (which term, without limitation, shall include granting of concessions, licenses and the like) in whole or in part, or be offered or advertised for assignment or subletting by Tenant or any person acting on behalf of Tenant, without, in each case, the prior written consent of Landlord, which consent, except as otherwise expressly provided in this Lease, may be withheld by Landlord in its sole and absolute discretion. Without limitation, the provisions of this Section 16.1 shall apply to a transfer (by one or more transfers) of a controlling portion of or interest in the stock or partnership or membership interests or other evidences of equity interests of Tenant as if such transfer were an assignment of this Lease. If this Lease is assigned, or if the Premises or any part thereof is sublet or occupied by anyone other than Tenant, whether or not in violation of the terms and conditions of the Lease, Landlord may, at any time and from time to time, collect rent and other charges from the assignee, subtenant or occupant, and apply the net amount collected to the rent and other charges herein reserved, but no such assignment, subletting, occupancy, collection or modification of any provisions of this Lease shall be deemed a waiver of the provisions of this ARTICLE XVI, or the acceptance of the assignee, subtenant or occupant as a tenant or a release of Tenant from the further performance of covenants on the part of Tenant to be performed

hereunder. Any consent by Landlord to a particular assignment, subletting or occupancy or other act for which Landlord's consent is required under this <u>Section 16.1</u> shall not in any way diminish the prohibition stated in this <u>Section 16.1</u> as to any further such assignment, subletting or occupancy or other act or the continuing liability of the original named Tenant. No assignment or subletting hereunder shall to relieve Tenant from its obligations hereunder. Accordingly, Tenant shall remain fully and primarily liable for all such obligations unless Landlord, at its sole discretion, shall expressly and in writing release Tenant from the same.

- 16.1.1 If Tenant shall desire to sublet all or any portion of the Premises or assign this Lease, Tenant shall submit to Landlord a written request for Landlord's consent to such sublet or assignment, which request (the "Request") shall contain or be accompanied by the following information:
 - (a) The name and address of proposed subtenant or assignee;
- (b) A duplicate original or photocopy of the sublease agreement or assignment and assumption agreement;
- (c) The nature and character of the business of the proposed subtenant or assignee and its proposed use of the Premises;
- (d) Banking, financial and other credit information with respect to the proposed subtenant or assignee reasonably sufficient in the judgment of Landlord to enable Landlord to determine the financial responsibility of the proposed subtenant or assignee; and
- (e) A certification from the Tenant and the proposed assignee or subtenant that the proposed assignee or subtenant is a Non-Profit Company.
- 16.1.2 The form of the proposed sublease or instrument of assignment (i) shall be in form reasonably satisfactory to Landlord, and, without limitation, (A) shall not provide for a rental or other payment for the, occupancy or utilization of the space demised thereby based in whole or in part on the income or profits derived by any person from the property so leased, used, occupied or utilized other than an amount based on a fixed percentage or percentages of gross receipts or sales, and (B) shall provide that no person having an interest in the possession, use, occupancy or utilization of the space demised thereby shall enter into any lease, sublease, license, concession or other agreement for use, occupancy or utilization of such space which provides for a rental or other payment for such use, occupancy or utilization based in whole or in part on the income or profits derived by any person from the property so leased, used, occupies or utilized other than an amount based on a fixed percentage or percentages of gross receipts or sales, and that any such purported lease, sublease, concession or other agreements shall be absolutely void and ineffective *ab initio*, and (ii) shall comply with the applicable provisions of this <u>ARTICLE XVI</u>;
- 16.1.3 Tenant shall reimburse Landlord on demand (and in no event later than the effective date of any assignment or sublease) for any reasonable costs incurred by Landlord in connection with any proposed assignment or subletting including, without limitation, the reasonable costs of making investigations as to the acceptability of the proposed assignee or subtenant and reasonable costs incurred in connection with the granting of the requested consent, including, without limitation, any legal, appraisal, recording, title, document preparation or closing fees and any mortgage recording taxes. Notwithstanding the provisions of the above, Tenant shall remain liable to Landlord

for any such costs that may be incurred by Landlord after the effective date of any assignment consented to in accordance with the terms of this paragraph.

- 16.1.4 In no event shall any assignment or subletting to which Landlord may have or may not have consented, release Tenant or any guarantor from its obligations under this Lease, or constitute consent to any further assignment or subletting. Anything contained in this Lease to the contrary notwithstanding, Tenant shall not (i) sublet the Premises or assign this Lease on any basis such that the rental or other amounts to be paid by the sublessee or assignee thereunder would be based, in whole or in part, on the income or profits derived by any person from the Premises or by the business activities of the sublessee or assignee; (ii) sublet the Premises or assign this Lease to any person, directly or indirectly, in which Landlord owns (by applying constructive ownership rules set forth in Section 856(d)(5) of the Internal Revenue Code) a ten percent (10%) or greater interest as defined by Section 856(d)(2)(B) of the Internal Revenue Code; or (iii) sublet the Premises or assign this Lease in any other manner or otherwise derive any income which could cause any portion of the amounts received by Landlord pursuant to this Lease or any sublease to fail to qualify as "rents from real property" within the meaning of Section 856(d) of the Internal Revenue Code, or which could cause any other income received by Landlord to fail to qualify as income described in Section 856(c) (2) of the Internal Revenue Code. The requirements of this Section 16.1.4 shall likewise apply to any further subleasing by any subtenant.
- 16.1.5 If Landlord shall consent to any proposed assignment or subletting, or shall decline to give its consent to any proposed assignment or subletting, Tenant shall indemnify, defend and hold harmless Landlord against and from any and all loss, liability, damages, costs and expenses (including, without limitation, reasonable attorneys' fees and expenses) resulting from any claims that may be made against Landlord by the proposed assignee or subtenant or by any brokers or other persons claiming a commission or similar compensation in connection with the proposed assignment or subletting.
- 16.1.6 Tenant shall pay to Landlord an amount equal to fifty percent (50%) of any net profit derived from any assignment of this Lease or subletting of the Premises to any person or entity that is not an Affiliate of Tenant (as defined below). Net profit shall mean any consideration paid by any assignee in connection with its acquisition of this Lease or the rent by any subtenant in connection with its subletting of the Premises and, in the event of a subletting, the amount of minimum rent and additional rent paid by any subtenant over the amount of minimum rent and additional rent paid by Tenant under this Lease, less only any Transfer Expenses (hereinafter defined). Such net profit shall be calculated on an annualized basis but shall be paid to Landlord, as Additional Rent, within ten (10) Business Days after receipt thereof by Tenant. "Transfer Expenses" shall mean (i) the reasonable out-of-pocket costs and expenses of Tenant in making such sublease or assignment, as the case may be, such as brokers' fees and commissions, attorneys' fees and advertising fees, (ii) any fees paid to Landlord pursuant to the terms of this Lease, and (iii) the cost of improvements or alterations made by Tenant expressly for the purpose of preparing the Premises for such subtenant or assignee or improvement allowances. In determining Transfer Expenses, the costs shall be amortized on a straight-line basis over the term of the sublease, or the remainder of the term of this Lease.
- 16.1.7 Except with respect to any transfer permitted under Section 16.2, Landlord at its option shall have the right to cancel this Lease (with the same force and effect as if the entire Term had expired by lapse of time) by written notice given to Tenant at any time within twenty (20) Business Days of Tenant's Request with respect to an assignment of this Lease, or with respect to subletting of more than fifty percent (50%) of the Premises (whether through any individual instance of subletting or

by aggregating all previous and current subletting), and if Landlord elects to cancel this Lease, the Term shall fully cease and expire on a date selected by Landlord in its notice of cancellation (which date shall not be less than ten (10) nor more than forty (40) Business Days after the date of such cancellation notice).

- 16.1.8 In no event shall Tenant be entitled to make, nor shall Tenant make any claim, and Tenant hereby waives any claim, for money damages, nor shall Tenant claim any money damages by way of set-off, counterclaim or defense, based upon any claim or assertion by Tenant that Landlord has unreasonably withheld or unreasonably delayed any consent or approval to a proposed assignment or subletting as provided for above, but Tenant's sole remedy shall be an action or proceeding to enforce any such provisions, or for specific performance, injunction or declaratory judgment.
- 16.2 Permitted Transfers. Provided that no Event of Default then exists under this Lease, Tenant shall have the right, subject to all of the other terms and conditions of this ARTICLE XVI, and upon not less than five (5) Business Days' prior written notice to Landlord but without Landlord's prior written consent, to assign this Lease or to sublet all or any part of the Premises (i) to any Tenant Affiliate or (ii) to any Nevada public charter school that (A) shall possess a current and duly authorized written charter contract pursuant to subsection 5 of Nev. Rev. Stat. § 386.527 and that (B) shall be substantially operated by the Manager.
- Licensing for Occasional Use. Provided that no Event of Default then exists under this Lease, Tenant shall have the right, subject to all of the other terms and conditions of this ARTICLE XVI, to grant from time to time, in writing, certain personal and revocable licenses to use discrete portions of the Premises to support pre-kindergarten and before- and after-school care programming. No licensed use permitted under this Section 16.3 shall interfere in any manner with the Permitted Use. Neither shall any licensed use rise to any level of right, intensity, duration, or repetition that may be deemed to constitute a conveyance of a possessory interest in land. All licensees of Tenant shall assume, by a written instrument substantially in the form attached hereto as Exhibit J, and with other terms and conditions only as reasonably satisfactory to Landlord, the due performance of all of the pertinent covenants and obligations under this Lease. Each license permitted under this Section 16.3 shall contain provisions to the effect (i) that such license is only for actual use of the licensee, and (ii) that, notwithstanding the terms of such written instrument, Tenant shall remain fully liable for all performance under this Lease.

ARTICLE XVII Signage

Tenant may erect interior signs on the Premises without Landlord's prior written consent provided such signs comply with applicable Legal Requirements and Insurance Requirements. Landlord shall, as part of Landlord's Work, place Tenant's name on the Building, in a manner reasonably acceptable to Tenant. Tenant shall not place any other signs on the Land or Building visible from the exterior of the Building without Tenant obtaining Landlord's consent, which consent shall not be unreasonably withheld, and the consent of any applicable governmental or municipal authorities. Such signs shall conform to the reasonable sign standards for the Premises adopted by Landlord and all Legal Requirements and, before installation of Tenant's signs, Tenant must submit to Landlord a plan or sketch in reasonable detail (showing, without limitation, size, color, location, materials and method of affixation) of the sign.

ARTICLE XVIII Damage or Destruction

- 18.1 <u>Fire or Other Damage</u>. Tenant must give Landlord immediate notice in case the Premises are damaged by fire or other casualty.
- 18.1.1 If the Premises are Substantially Damaged by fire or other casualty (the term "Substantially Damaged" meaning damage of such a character that (i) the Premises are rendered unusable for the Permitted Use and (ii) the same cannot, in the ordinary course, reasonably be expected to be repaired within two hundred (200) Business Days from the time that repair work would commence, as determined by a contractor mutually satisfactory to the Parties), then Tenant or Landlord shall have the right to terminate this Lease by giving notice of such election within forty-five (45) Business Days after the occurrence of such casualty, which termination shall be effective as of the date of such notice.
- 18.1.2 If this Lease is terminated pursuant to Section 18.1.1, the Term shall be over on the specified cancellation date with the same force and effect as if such date were the date originally established as the expiration date hereof. Tenant shall have no obligation to pay rent after the termination date of the Lease. Tenant will look only to its own insurance as required by this Lease, whether or not obtained, to recover any damages or losses suffered as a result of the damage including but not limited to early termination of the Lease, loss of business, damage to property, trade fixtures, etc. Tenant releases Landlord from liability and waives right of recovery against Landlord for all losses or damages resulting from the casualty to the extent that it would have been compensated by insurance required to be carried by Tenant under this Lease. Tenant shall retain the proceeds of all insurance maintained by Tenant and allocable to Tenant's Removable Property, without claim by Landlord.
- 18.1.3 If this Lease is not terminated pursuant to Section 18.1.1, the proceeds of insurance carried pursuant to ARTICLE VIII ("Insurance Proceeds") shall be used to pay for the repair and restoration work performed pursuant to the terms hereof. If the total cost of restoring the Premises, as provided in this Article, is less than the amount of the Insurance Proceeds applicable to such restoration work, the balance of the Insurance Proceeds shall be paid to the party responsible for maintaining such insurance upon delivery of final waivers of lien and such other documentation as may be reasonably requested by the other party in order to confirm that such restoration work has been completed in substantial accordance with the terms hereof. If this Lease is terminated by either Party pursuant to the terms and provisions of this Article, all Rent shall be prorated to the date of such damage or destruction and all Insurance Proceeds shall be retained (i) by Tenant if the policy yielding such Insurance Proceeds was obtained pursuant to Section 8.3 of this Lease and (ii) by Landlord if the policy yielding such Insurance Proceeds was obtained pursuant to Section 8.4 of this Lease. If the total cost of restoring the Premises, as provided in this Article, shall exceed the amount of Insurance Proceeds available for such restoration (as determined by a contractor mutually satisfactory to the Parties), then Tenant may (but shall not be required to) provide its own funds to supplement such Insurance Proceeds, as necessary to restore the Premises. If Tenant shall not provide such funds, however, within twenty (20) Business Days after the pertinent determination by the contractor selected by the Parties, then Landlord may elect to terminate this Lease by giving notice of such election at any time within forty (40) Business Days thereafter, which termination shall be effective as of the date of such notice.
- 18.2 <u>Partial Damage</u>. If the Premises are damaged by fire or other casualty under this <u>ARTICLE XVIII</u> but are not Substantially Damaged, Landlord shall thereafter promptly restore the Premises (excluding Tenant's Removable Property and any Alterations performed by or on behalf of

Tenant) to substantially the condition they were in immediately prior to such casualty and Base Rent shall be equitably abated for the period during which Landlord shall be restoring such Premises; provided, however, that Landlord's obligation shall be limited to the amount of Insurance Proceeds available therefor, and that Landlord shall not be obligated to commence restoration until Landlord has received the Insurance Proceeds and Tenant has paid the applicable deductible to Landlord. After any such damage or destruction, Tenant shall cooperate with Landlord by removing from the Premises in a reasonable time all of Tenant's Removable Property located within the damaged or destroyed area, and from such or areas of the Premises as Landlord deems necessary to timely complete repair or restoration. Notwithstanding anything to the contrary contained in this Lease, if Landlord does not commence the repair or restoration of such damage within the required time, or in the event that such repairs or restorations are not completed within two hundred (200) Business Days after the date of the casualty, Tenant shall have the right to terminate this Lease upon written notice to Landlord.

- 18.3 <u>Damage Due to Tenant's Acts or Omissions</u>. If the damage or destruction to the Premises is a direct result of Tenant's negligent or intentional actions or omissions, then Tenant shall be responsible in full for payment of all Base Rent and Additional Rent unabated. In all other cases, if after damage or destruction to the Premises Tenant is unable to continue to use the Premises for the Permitted Use or if Tenant is only able to use a portion of the Premises for the Permitted Use, then Base Rent and Additional Rent shall be abated or a pro rata portion of the Base Rent and Additional Rent shall be abated, as applicable, from the date of such damage or destruction and shall resume five (5) Business Days after written notice from Landlord that Landlord's restoration is complete. The end date of the term of this Lease shall not change.
- 18.4 <u>Tolling</u>. Notwithstanding anything to the contrary contained in this Lease, the Parties' respective rights to terminate this Lease pursuant to <u>Section 18.1</u> of this <u>ARTICLE XVIII</u> shall be tolled during the period between Tenant's exercise of its option to purchase the Premises pursuant to the Option Agreement and the Closing Date (as defined in the Option Agreement).
- 18.5 Restoration Near End of Term. If the Premises are damaged or destroyed to such an extent as to render them untenantable within twenty-four (24) months of the expiration of the Term or of any Renewal Period hereof, then, at Tenant's or Landlord's option and upon notice to the other given within twenty (20) Business Days after the date of the casualty, this Lease shall terminate as of the date of such damage or destruction. However, if Tenant notifies Landlord that it elects to extend the Term for the next Renewal Period, such termination shall be deemed to be null and void, and the provisions of the remainder of this <u>ARTICLE XVIII</u> shall apply.

ARTICLE XIX Eminent Domain

- 19.1 <u>Condemnation</u>. Except as provided in <u>Section 19.2</u>, if the entire Premises are taken or condemned by a legal authority, then the Term and Tenant's rights shall end as of the date the authority takes title to the Premises. If the Lease is terminated, Tenant must deliver the Premises to Landlord on the termination date together with all Base Rent and Additional Rent then due.
- 19.2 <u>Partial Condemnation/Continuation of Lease</u>. If less than the entire Premises is taken or condemned by a legal authority, the obligations of the Parties under this Lease shall be unaffected unless the effect of the taking or condemnation is to render the Premises unsuitable for the Permitted Use. From and after the date of delivery of possession to the condemning authority, a just and proportionate part of the Base Rent, according to the extent and nature of such taking, shall abate for the

remainder of the term of this Lease. The Premises shall be deemed "unsuitable for the Permitted Use" if the state or condition of the Premises has been so affected by the taking or condemnation that, in the good faith judgment of Tenant, reasonably exercised, the Premises cannot be operated on a commercially practicable basis as a charter school. If a taking or condemnation renders the Premises unsuitable for the Permitted Use, Tenant may terminate the Lease as of the date of the taking, or as of the date of loss of occupancy of the condemned portion (if the date for vacating the Premises is different from the date of taking), or within twenty (20) Business Days following either the date of taking or the date of loss of occupancy of the condemned portion. If all or any part of the Premises is temporarily condemned for a period of six (6) months or less, the Parties shall be relieved from their obligations under the Lease only to the extent performance is rendered impracticable or impossible and Tenant shall remain obligated to pay Rent and other charges due under the Lease to Landlord for the period of such temporary taking. In the event of such a temporary taking, the entire amount of compensation payable for the temporary taking, whether paid by the condemning authority as damages, rent or otherwise, shall be payable to Tenant, subject to Tenant having paid to Landlord all Rent and other charges payable under the Lease for the period of such temporary taking.

Condemnation Award. In the event of a taking or condemnation which results in a termination of this Lease, if there is a single award, the condemnation proceeds, after deduction of the reasonable costs, expenses (including costs of experts) and attorneys' fees incurred in collection thereof ("Net Award") shall be divided between Landlord and Tenant as follows: (i) first, Landlord shall be paid out of the Net Award an amount equal to the value of the Premises (including Land and Building(s)) so taken, but subject to any lien, covenant, declaration, easement, cross-easement, operating agreement, right of way, encumbrance, restriction or similar right or title encumbrance with respect to the Premises, as may then be in full force and effect, and subject to this Lease including all then unexercised Renewal Periods; and (ii) second, Tenant shall be paid out of the balance of the Net Award an amount equal to the lesser of (A) the then remaining balance of the Net Award, or (B) the unamortized cost of Permitted Alterations constructed by Tenant; and (iii) the balance of the Net Award, if any, remaining after payments described above have been made shall be paid equally to Landlord and Tenant. In addition, Tenant shall always be entitled to claim and receive an award of damages for its losses including any separate damages which are considered "special damages" to Tenant, it being understood and agreed that the term "special damages" as used herein shall include any damages or award (a) payable for Tenant's Removable Property installed by Tenant or anybody claiming under Tenant, at its or their own cost and expense, (b) representing compensation for loss of, or injury to, the business carried on upon the Premises, (c) for Tenant's relocation expenses, (d) for Tenant's damages for the loss of its leasehold estate suffered by it by reason of such taking or condemnation, and (e) any other damages compensable separately to Tenant; provided, however, that no such award to Tenant of special damages shall reduce the amount of the Net Award. In the event of a taking or condemnation of all or part of the Premises under circumstances where there will be a shared, unified award, Landlord and Tenant shall cooperate and join together in making all claims for damages, bringing any suit or action, appealing from any award or judgment, and settling and compromising all such claims, suits or actions, except for those claims which are prosecuted as part of an action for a separate award (e.g. a tenant's claim for "special damages") and, except for those claims for separate awards, neither party shall make or enter into such settlement or compromise without first obtaining the prior consent of the other thereto in writing, which consent shall not be unreasonably withheld, delayed or conditioned, and each party shall cooperate with the other in the prosecution of such claims, suits or actions, giving each other reasonable notice of the time and place of any negotiations for settlement or compromise. No pleading shall be filed in any suit or action without the consent of the other in writing, which consent shall not be unreasonably withheld, delayed or conditioned.

ARTICLE XX Surrender

- 20.1 <u>Condition of Premises</u>. On the Expiration Date or upon any earlier termination of this Lease, or upon any reentry by Landlord upon the Premises pursuant to <u>Section 21.2.2</u>, Tenant shall quit and surrender the Premises, together with all Alterations which may have been made or installed in, on or to the Premises before or during the Term of this Lease, to Landlord free and clear of Tenant's Removable Property, all occupants, subtenants and licensees, and "broom-clean" and in good order, condition and repair and as Tenant is obligated to maintain the same under this Lease, excepting only (i) ordinary wear and use (subject to Tenant's compliance with <u>Section 12.1</u>) and (ii) those instances of damage by fire or other casualty for which, under other provisions of this Lease, Tenant has no responsibility of repair or restoration. Tenant shall remove all of Tenant's Removable Property and, to the extent specified by Landlord, all Alterations made by or on behalf of Tenant; and shall repair any damages to the Premises or the Building caused by such removal.
- 20.2 <u>Acceptance by Landlord</u>. Except as expressly required by this Lease on or with respect to the Expiration Date, no act or thing done by Landlord or its agents shall be deemed an acceptance of a surrender of the Premises, and no agreement to accept such surrender shall be valid unless in writing and signed by Landlord.

ARTICLE XXI Default By Tenant; Landlord Remedies; Default by Landlord

21.1 <u>Default by Tenant</u>. The following occurrences are each an "Event of Default":

- (a) Tenant fails to pay when due any installment of Base Rent or payment of Additional Rent to Landlord and such failure continues for five (5) Business Days after Tenant's receipt of written notice or demand from Landlord;
- (b) Tenant fails to pay when due any Additional Rent to a third party and such failure continues for five (5) Business Days after Tenant's receipt of written notice or demand from such third party;
- (c) This Lease or Tenant's interest herein is taken upon execution or by other process of law directed against Tenant, or is taken upon or subjected to any attachments by any creditor of Tenant or claimant against Tenant and the attachment is not discharged within ten (10) Business Days after its levy;
- (d) Tenant files a petition in bankruptcy or insolvency or for reorganization or arrangement under the bankruptcy laws of the United States or under any insolvency act of any state, or is dissolved, or makes an assignment for the benefit of creditors;
- (e) Involuntary proceedings under any bankruptcy laws or insolvency act or for the dissolution of Tenant are instituted against Tenant or a receiver or trustee is appointed for all or substantially all of Tenant's Removable Property and assets and the proceeding is not dismissed or the receivership or trusteeship is not vacated within thirty (30) Business Days after institution or appointment;

- (f) During any of the Lease Years specified in <u>Section 7.5.3(b)</u> of this Lease (other than School Year 1 or School Year 2, for which Lease Years such failure shall be no Event of Default), Tenant fails to perform or comply with the agreements, terms, covenants, or conditions set forth in <u>Section 7.5.3(b)</u> of this Lease, and such failure continues until the first student attendance date of the School Year next beginning after notice of such failure from Landlord to Tenant;
- (g) Tenant fails to perform or comply with any of the other agreements, terms, covenants, or conditions of this Lease and such failure continues for a period of twenty (20) Business Days after notice of such failure from Landlord to Tenant, or if such failure is of such a nature that Tenant cannot reasonably remedy the same within such twenty (20) Business Day period, Tenant shall fail to commence promptly to remedy the same and to diligently and continuously prosecute such remedy to completion;
- (h) Tenant defaults under Tenant's Charter School contract, or Tenant's Charter School Contract shall be revoked or not renewed by the Authorizer or by any other entity that shall have the authority to revoke, terminate or renew such Charter School Contract, or such Charter School Contract shall otherwise cease to be in full force and effect; or
- (i) Tenant fails to continuously occupy the Premises for the Permitted Use, and such vacancy continues for three (3) or more months (excluding, however, school vacations or breaks, or vacancy due to fire or other casualty).
- 21.2 <u>Landlord's Remedies</u>. If any one or more Events of Default set forth above occur, then Landlord may, at Landlord's election, give notice to Tenant of Landlord's intention to take the following actions:
- 21.2.1 To terminate this Lease on a date not less than ten (10) Business Days after the giving of such notice or any later date specified in the notice, and, on such date specified in the notice, Tenant's right to possession of the Premises shall cease and the Lease shall be terminated, except as to Tenant's liability set forth in this Section 21.2.1, as if the date fixed in the notice were the end of the term of this Lease. If the Lease is terminated pursuant to the provisions of this Section 21.2.1, Tenant shall be liable to Landlord for and shall pay to Landlord on demand damages in an amount equal to the Base Rent and Additional Rent that would have been owing by Tenant under this Lease for the balance of the Term if this Lease had not been terminated, less the net proceeds, if any, of reletting of the Premises by Landlord subsequent to the termination, after deducting all Landlord's expenses in connection with reletting, including without limitation the expenses set forth below; or
- 21.2.2 To re-enter and take possession of the Premises or any part of the Premises, repossess the Premises as of the Landlord's former estate; expel Tenant and those claiming through or under Tenant from the Premises; and remove the effects of both or either, without being deemed guilty or any manner or trespass and without prejudice to any remedies for arrears of rent or preceding breach of covenants or conditions. (Landlord hereby acknowledges the provisions of Nev. Admin Code § 386.342.) If Landlord elects to re-enter as provided in this Section 21.2.2, or if Landlord takes possession of the Premises pursuant to legal proceedings or pursuant to any notice provided by law, Landlord may, from time to time without terminating this Lease, relet the Premises or any part thereof, in Landlord's or Tenant's name but for the account of Tenant, for the term or terms (which may be greater or less that the period which would otherwise have constituted the balance of the term of this Lease) and on such terms and conditions (which may include concessions of free rent and the alteration and repair of the Premises) as Landlord, in Landlord's discretion, may determine. Landlord may collect

and receive the rents for the Premises. Landlord agrees to exercise reasonable efforts to re-rent the Premises to mitigate Landlord's damages; provided, however, that Landlord shall not be responsible or liable for any failure to relet the Premises or any part thereof, though Landlord shall exercise reasonable efforts to collect any rent due upon the reletting. No re-entry or taking possession of the Premises by Landlord shall be construed as an election on Landlord's part to terminate this Lease unless a written notice or the specific intention is given to Tenant. Landlord reserves the right following any re-entry or reletting, or both, to exercise Landlord's right to terminate this Lease by giving Tenant written notice and in that event the Lease shall terminate as specified in the notice. If Landlord elects to take possession of the Premises according to this subparagraph without terminating the Lease, Tenant shall pay Landlord the rent and other sums which would be payable under this Lease as and when due through only the end of the current Term if the repossession had not occurred, less the net proceeds, if any, of any reletting of the Premises after deducting all of Landlord's expenses incurred in connection with the reletting, including without limitation all reasonable repossession costs, brokerage commissions, legal expenses, attorney's fees, expenses of employees, alteration, remodeling and repair costs and expenses of preparation for the reletting. If, in connection with any reletting, the new lease term extends beyond the existing Term, a fair apportionment of the rent received from the reletting and the expenses incurred in connection with the reletting shall be made in determining the net proceeds received from reletting. In addition, in determining the net proceeds from reletting, any rent concessions shall be apportioned over the term of the new lease.

- Termination Upon Bankruptcy. If any Event of Default set forth in Sections 21.1(d) or 21.1(e) above occurs, then, anything elsewhere in this Lease to the contrary notwithstanding, this Lease may be canceled by Landlord by the sending of a written notice to Tenant within a reasonable time after the happening of such event. Neither Tenant nor any person claiming through or under Tenant, or by reason of any statute or order of court, shall thereafter be entitled to possession of the Premises but shall forthwith guit and surrender the Premises. In the event of the termination of this Lease pursuant to this Section 21.3, Landlord shall forthwith, notwithstanding any other provisions of this Lease to the contrary, be entitled to recover from Tenant as and for liquidated damages in lieu of damages under Section 21.2, an amount equal to the difference between the Base Rent and Additional Rent reserved hereunder for the unexpired portion of the term demised and the fair reasonable rental value of the Premises for the same period. In the computation of such damages the difference between any installment rent becoming due hereunder after the date of termination and the fair and reasonable rental value of the Premises for the period of which such installment was payable shall be discounted to the date of termination at the rate of 4% per annum. If the Premises or any part thereof be relet by Landlord for the unexpired term of this Lease, or any part thereof, before presentation of proof of such liquidated damages to any court, commission or tribunal, the amount of Base Rent and Additional Rent reserved upon such reletting shall be deemed to be the fair and reasonable rental value for the part or the whole of the Premises so relet during the term of the reletting. Nothing herein shall limit or prejudice the right of Landlord to prove for and obtain as liquidated damages by reason of such termination, an amount equal to the maximum allowed by any statute or rule of law in effect at the time when and governing the proceedings in which, such damages are to be proved, whether or not such amount be greater, equal to or less than the amount of the difference referred to above.
- 21.4 Remedies Cumulative; Enforcement Costs. No remedy in this Lease or otherwise conferred upon or reserved to Landlord shall be considered exclusive of any other remedy, but the same shall be cumulative and shall be in addition to every other remedy given hereunder, now or hereafter existing at law or in equity or by statute and every power and remedy given by this Lease to Landlord may be exercised from time to time and as often as occasion may arise or as may be deemed expedient. No delay or omission of Landlord to exercise any right, remedy or power arising from any default shall

impair any such right, remedy or power or shall be construed to be a waiver of any such default. Tenant shall pay all reasonable costs and expenses (including, without limitation, attorneys' fees and expenses at both the trial and appellate levels) incurred by or on behalf of Landlord in connection with the successful enforcement of any rights of Landlord or obligations of Tenant hereunder, whether or not occasioned by an Event of Default.

21.5 <u>Default by Landlord</u>. Landlord shall in no event be in default under this Lease unless Landlord shall neglect or fail to perform any of its obligations hereunder and shall fail to remedy the same within twenty (20) Business Days after notice to Landlord specifying such neglect or failure, or if such failure is of such a nature that Landlord cannot reasonably remedy the same within such twenty (20) Business Day period, Landlord shall fail to commence promptly (and in any event within such twenty (20) Business Day period) to remedy the same and to prosecute such remedy to completion with diligence and continuity. Tenant expressly and knowingly waives the right to terminate this Lease on account of Landlord's default under this Lease. Except as expressly set forth below, Tenant's sole remedy on Landlord's default is an action for damages or injunctive or declaratory relief.

ARTICLE XXII No Waivers

- 22.1 <u>Failure to Require Strict Performance</u>. The failure of either Party to insist in any one or more instances upon the strict performance of any one or more of the obligations of this Lease, or to exercise any election herein contained, shall not be construed as a waiver or relinquishment for the future of the performance of such one or more obligations of this Lease or of the right to exercise such election, and such right to insist upon strict performance shall continue and remain in full force and effect with respect to any subsequent breach, act or omission. The receipt by Landlord of Base Rent or partial payments thereof or Additional Rent or partial payments thereof with knowledge of breach by Tenant of any obligation of this Lease shall not be deemed a waiver of such breach. Failure on the part of Landlord or Tenant to complain of any action or non action on the part of the other, no matter how long the same may continue, shall never be a waiver by Tenant or Landlord, respectively, of any of the other's rights hereunder. The consent or approval of Landlord or Tenant to or of any action by the other requiring such consent or approval shall not be construed to waive or render unnecessary Landlord's or Tenant's consent or approval to or of any subsequent similar act by the other.
- 22.2 <u>Partial Payments</u>. No payment by Tenant, or acceptance by Landlord, of a lesser amount than shall be due from Tenant to Landlord shall be treated otherwise than as a payment on account of the earliest installment of any payment due from Tenant under the provisions hereof. The acceptance by Landlord of a check for a lesser amount with an endorsement or statement thereon, or upon any letter accompanying such check, that such lesser amount is payment in full, shall be given no effect, and Landlord may accept such check without prejudice to any other rights or remedies which Landlord may have against Tenant.

ARTICLE XXIII Curing Tenant's Defaults

23.1 <u>Landlord's Right to Perform</u>. If Tenant shall default in the performance of any of Tenant's obligations under this Lease, Landlord, without thereby waiving such default, may (but shall not be obligated to) perform the same for the account and at the expense of Tenant, without notice in a

case of emergency, and in any other case only if such default continues after the expiration of any applicable grace periods.

Landlord's Costs. Bills for any reasonable, out-of-pocket expenses incurred by Landlord in connection with any such performance by it for the account of Tenant, and bills for all costs, expenses and disbursements of every kind and nature whatsoever, including reasonable counsel fees and disbursements, involved in collecting or endeavoring to collect the Base Rent or Additional Rent or any part thereof or enforcing or endeavoring to enforce any rights against Tenant or Tenant's obligations hereunder, under or in connection with this Lease or pursuant to law, including any such cost, expense and disbursement involved in instituting and prosecuting summary proceedings or in recovering possession of the Premises after default by Tenant or upon the expiration or sooner termination of this Lease, and interest on all sums advanced by Landlord (at the Interest Rate or the maximum rate permitted by law, whichever is less) may be sent by Landlord to Tenant monthly, or immediately, at its option, and such amounts shall be due and payable as Additional Rent in accordance with the terms of such bills.

ARTICLE XXIV Brokerage

Landlord and Tenant each represents and acknowledges to the other that it has not dealt with any real estate broker in consummating this Lease, and that no conversation or prior negotiations were had with any broker concerning the renting of the Premises. Landlord and Tenant each hereby holds the other harmless against any claim for brokerage commission(s) arising out of any dealings, conversations or negotiations had by either with any broker claiming to have dealt the indemnifying Party.

ARTICLE XXV Notices

Any notices under this Lease must be in writing and must be sent by (i) personal delivery, (ii) by United States registered or certified mail (postage prepaid), (iii) by electronic mail or facsimile (with a copy sent the same day by one of the other prescribed methods of delivery) or (iv) by an independent overnight courier service, addressed to the addresses specified below or at such other place as a Party may designate to the other Parties by written notice given in accordance with this Section. Notices given by registered or certified mail are deemed effective three (3) Business Days after the Party sending the notice deposits the notice with the United States Post Office. Notices given by electronic mail or facsimile are deemed effective on the Business Day transmitted (or, if transmitted on a day that is not a Business Day, then on the next occurring Business Day). Notices delivered by overnight courier are deemed effective on the next Business Day after the day the Party delivering the notice timely deposits the notice with the courier for overnight (next day) delivery.

If to Landlord: CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067 Attention: Glenn Pierce Facsimile: (310) 272-1581

Email: gpierce@canyonagassi.com

With Copies to:

CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067

Attention: Roshan Sonthalia, Esq.

Facsimile: (310) 272-1531

Email: rsonthalia@canyonpartners.com

And to:

CA Las Vegas Stephanie LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067 Attention: Aarthi Sowrirajan Facsimile: (310) 272-1871

Email: asowrirajan@canyonagassi.com

And to:

Quarles & Brady LLP

411 East Wisconsin Avenue

Suite 2350

Milwaukee, WI 53202 Attn: Michael J. Ostermeyer Facsimile: (414) 978-8956

Email: michael.ostermeyer@quarles.com

If to Tenant:

Somerset Academy of Las Vegas

c/o Academica Nevada

8235 S. Eastern Avenue, Suite 150

Las Vegas, NV 89123 Facsimile: (702) 431-6250

Email: rreeves@academicanv.com

With Copy to:

Jeffrey Blanck, Esq. 485 West Fifth Street Reno, Nevada 89503 Facsimile: (775) 323-5944

Email: jblanck@jeffreyblancklaw.com

Any notice by either Party hereto, whether required or permissible hereunder, may be given by such Party's then current attorney, which notice, when given by such attorney, shall be deemed equally as effective as if given by such Party directly.

ARTICLE XXVI Estoppel Certificates

Within ten (10) Business Days following any written request which Landlord may make from time to time, Tenant shall execute and deliver to Landlord, any mortgagee or prospective mortgagee, any purchaser or prospective purchaser of Landlord or the Premises, a sworn statement certifying: (i) the date of commencement of this Lease; (ii) the fact that this Lease is unmodified and in full force and

effect (or, if there have been modifications to this Lease, that this lease is in full force and effect, as modified, and stating the date and nature of such modifications); (iii) the date to which the rent and other sums payable under this Lease have been paid; (iv) the fact that there are no current defaults under this Lease by either Landlord or Tenant except as specified in Tenant's statement; and (v) such other matters as may be reasonably requested by Landlord. Landlord and Tenant intend that any statement delivered pursuant to this <u>ARTICLE XXVI</u> may be relied upon by any mortgagee, beneficiary or purchaser, and Tenant shall be liable for all loss, cost or expense resulting from the failure of any sale or funding of any loan caused by any material misstatement contained in such estoppel certificate. Tenant irrevocably agrees that if Tenant fails to execute and deliver such certificate within such ten (10) Business Day period Landlord or Landlord's beneficiary or agent may execute and deliver such certificate on Tenant's behalf, and that such certificate shall be fully binding on Tenant.

ARTICLE XXVII Holdover

If Tenant, with Landlord's written consent, holds over at the end of the Term of this Lease, Tenant shall become a tenant at will and any such holding over shall not constitute an extension of this Lease. During such holding over, Tenant shall pay rent and other charges at the highest monthly rate provided for herein and shall be subject to all conditions, provisions and obligations of this Lease in effect on the last day of the Term. If Tenant holds over at the end of the term without Landlord's written consent, such holding over shall be treated as a daily tenancy at sufferance at a rate equal to the greater of (i) 2 times the Base Rent then in effect and (ii) the fair market rent plus Additional Rent and other additional charges herein provided (prorated on a daily basis) and shall otherwise be on the terms and conditions set forth in this Lease as far as applicable. Without limiting the foregoing, Tenant shall also be responsible for, and indemnify and hold Landlord harmless from and against, all loss, cost and damage suffered by Landlord (including without limitation loss of rental or loss of a tenant) as a result of any such holding over.

ARTICLE XXVIII Representations and Warranties

- 28.1 Tenant. Tenant represents and warrants as follows:
- 28.1.1 There are no actions, suits or proceedings pending or, to the knowledge of Tenant, threatened against or affecting Tenant, at law or in equity or before any federal, state, municipal or governmental department, commission, board, bureau, agency or instrumentality which would impair Tenant's ability to perform its obligations under this Lease;
- 28.1.2 This Lease has been duly approved by the Authority as required under applicable Legal Requirements (including, without limitation, under the terms of the *Nevada Charter School Operation Manual* (July 2012), as currently in effect);
- 28.1.3 This Lease has been duly authorized, executed and delivered by Tenant and constitutes the legal, valid and binding obligation of Tenant; and
- 28.1.4 The consummation of the transactions hereby contemplated and the performance of this Lease shall not result in any breach or violation of, or constitute a default under any Lease, bank loan or credit agreement to which Tenant is a party

- 28.2 <u>Landlord</u>. Landlord represents and warrants as follows:
- 28.2.1 There are no actions, suits or proceedings pending or, to the knowledge of Landlord, threatened against or affecting Landlord, at law or in equity or before any federal, state, municipal or governmental department, commission, board, bureau, agency or instrumentality which would impair Landlord's ability to perform its obligations under this Lease;
- 28.2.2 This Lease has been duly authorized, executed and delivered by Landlord and constitutes the legal, valid and binding obligation of Landlord; and
- 28.2.3 The consummation of the transactions hereby contemplated and the performance of this Lease shall not result in any breach or violation of, or constitute a default under any Lease, bank loan or credit agreement to which Landlord is a party.
- 28.2.4 Except as indicated by the Environmental Site Assessment, Landlord has no actual knowledge of any Hazardous Materials existing on or under the Premises as of the date of such Environmental Site Assessment.

ARTICLE XXIX Miscellaneous Provisions

29.1 Liability of Landlord; Transfer of Landlord's Interest.

- 29.1.1 Tenant agrees to look solely to Landlord's equity interest in the Premises at the time of recovery for recovery of any judgment against Landlord, and agrees that neither Landlord nor any successor of Landlord shall be personally liable for any such judgment, or for the payment of any monetary obligation to Tenant. The provision contained in the foregoing sentence is not intended to, and shall not, limit any right that Tenant might otherwise have to obtain injunctive relief against Landlord or any successor of Landlord, or to take any action not involving the personal liability of Landlord or any successor of Landlord to respond in monetary damages from Landlord's assets other than Landlord's equity interest in the Premises.
- 29.1.2 Tenant acknowledges that Landlord has the right to transfer all or any portion of its interest in the Premises and in this Lease. Tenant agrees that in the event of any such transfer, Landlord shall automatically be released from all liability under this Lease, and Tenant agrees to look solely to such transferee for the performance of Landlord's obligations hereunder accruing after the date of transfer. Such transferee shall be deemed to have fully assumed and be liable for all obligations of this Lease to be performed by Landlord, including the return of any Security Deposit, and Tenant shall attorn to such transferee. Tenant further acknowledges that Landlord may assign its interest in this Lease to any lender as security. Tenant agrees that such an assignment shall not release Landlord from its obligations hereunder and that Tenant shall continue to look to Landlord for the performance of its obligations hereunder unless and until Landlord's lender succeeds to Landlord's interest under this Lease.
- 29.1.3 Notwithstanding any contrary provision herein, neither Landlord nor any Landlord Party shall be liable to Tenant or any Person claiming under Tenant under any circumstances for injury or damage to, or interference with, Tenant's business, including but not limited to, loss of profits, loss of rents or other revenues, loss of business opportunity, loss of goodwill or loss of use, in each case, however occurring, or for any indirect or consequential damages.

- 29.1.4 Any repairs or restoration required or permitted to be made by Landlord under this Lease may be made during normal business hours, and Landlord shall have no liability for damages to Tenant for inconvenience, annoyance or interruption of business arising therefrom.
- 29.2 <u>Recording</u>. Landlord and Tenant agree not to record the within Lease, but shall, simultaneously with their execution and delivery of this Lease, execute, deliver, and record a Memorandum of Lease, which Memorandum shall be in recordable form and in content substantially conforming to the form attached hereto as <u>Exhibit G</u>. In no event shall such document set forth rent or other charges payable by Tenant under this Lease; and any such document shall expressly state that it is executed pursuant to the provisions contained in this Lease, and is not intended to vary the terms and conditions of this Lease.

29.3 Confidentiality and Publicity.

- 29.3.1 Tenant agrees that (i) this Lease and the terms contained herein, (ii) all information regarding the Premises of whatever nature made available to Tenant or any Tenant Party by Landlord or any Landlord Party, and (iii) the results of all tests and studies of the Premises (altogether, collectively, the "Confidential Information") shall be treated as strictly confidential. Accordingly, neither Tenant nor any Tenant Party shall disclose the same to any third party without the written consent of Landlord; provided, however, that, Tenant shall not hereby be precluded from disclosure of Confidential Information (including, without limitation, this Lease) that may be compelled by Legal Requirements, or from disclosing this Lease (and the terms contained herein) to its attorneys, accountants, auditors, lenders, and other professionals who may be bound to Tenant by duties of confidence. Tenant acknowledges that the terms of this provision shall not limit Landlord from making Confidential Information available to its attorneys, accountants, auditors, lenders, and other professionals who may be bound to Landlord by duties of confidence, as well as to brokers, lenders, principals, agents, employees, and others involved in any sale, financing, or other transfer of Landlord's interest in the Property.
- 29.3.2 If Tenant or any Tenant Party is required by Legal Requirements to provide this Lease or disclose any of its terms, or otherwise disclose any Confidential Information, Tenant shall give Landlord prompt notice of such requirement before making disclosure so that Landlord may seek an appropriate protective order. If Landlord does not seek or is not successful in obtaining a protective order and Tenant or such Tenant Party is compelled to make disclosure, Tenant or such Tenant Party shall only disclose portions of the Confidential Information that are required to be disclosed, and Tenant and such Tenant Party shall exercise reasonable efforts to obtain assurance that confidential treatment shall be accorded to the Confidential Information so disclosed.
- 29.3.3 Neither Tenant nor any Tenant Party shall at any time issue a press release or otherwise communicate with media representatives regarding this Lease, the Premises or any other Confidential Information unless such release or communication has received the prior written approval of Landlord, which may be granted or withheld in Landlord's sole discretion.
- When Lease Becomes Binding; Entire Agreement. The submission of this document for examination and negotiation does not constitute an offer to lease, or a reservation of, or option for, the Premises, and this document shall become effective and binding only upon the execution and delivery hereof by both Landlord and Tenant. All negotiations, considerations, representations and understandings between Landlord and Tenant are incorporated herein and this Lease expressly supersedes any proposals or other written documents relating hereto. The entire agreement between the

Parties respecting the Lease of the Premises and all matters covered or mentioned in the Lease is contained in this Lease, which expressly incorporates all of the following:

- Exhibit A: Legal Description of the Premises
- Exhibit B: Commencement Date Certificate
- Exhibit C: Form of Lockbox Agreement
- Exhibit D: Development Summary
- Exhibit E: Schematic Plans
- Schedule E-1: Budget
- Exhibit F: Option to Purchase
- Exhibit G: Memorandum of Lease
- Exhibit H: Base Rent Schedule
- Exhibit J: Form of License Agreement
- Exhibit K: Building Maintenance Checklist

This Lease may not be altered, changed or amended except by an instrument in writing signed by both Parties. This Lease may be modified or altered only by written agreement between Landlord and Tenant, and no act or omission of any employee or agent of Landlord shall alter, change or modify any of the provisions hereof.

- 29.5 <u>Unavoidable Delay</u>. Except as expressly provided in this Lease, if Landlord or Tenant is delayed or prevented from performing any of its respective obligations because of strikes, lockouts, labor troubles, inability to procure materials, failure of power, governmental restrictions, litigation which results in an injunction prohibiting or otherwise delaying the continuity of such construction or other acts, or other reasons not within the reasonable control of the Party delayed in performing such obligation (each an "Unavoidable Delay"), then the period of such delays shall be deemed added to the time herein provided for the performance of any such obligation and the defaulting Party shall not be liable for losses or damages caused by such delays; *provided, however*, that this Section shall not (i) affect Tenant's obligation to pay Base Rent or any obligation of Landlord or Tenant that can be satisfied by the payment of money, or (ii) extend any date(s) for giving notice pursuant to Section 2.3.
- 29.6 Consent. If Tenant shall request Landlord's consent and Landlord shall fail or refuse to give such consent, Tenant shall not be entitled to any damages for any withholding by Landlord of its consent, it being intended that Tenant's sole remedy shall be an action for specific performance or injunction, and such remedy shall be available only in those cases where Landlord has expressly agreed in writing not to unreasonably withhold its consent or where as a matter of law Landlord may not unreasonably withhold its consent. Furthermore, whenever Tenant requests Landlord's consent or approval (whether or not provided for herein), Tenant shall pay to Landlord, on demand, as Additional Rent, any reasonable expenses incurred by Landlord (including without limitation reasonable attorneys' fees and costs, if any) in connection therewith.
- 29.7 PATRIOT ACT. As an inducement to Landlord to enter into this Lease, Tenant hereby represents and warrants that: (i) Tenant is not, nor is it owned or controlled directly or indirectly by, any person, group, entity or nation named on any list issued by the Office of Foreign Assets Control of the United States Department of the Treasury ("OFAC") pursuant to Executive Order 13224 or any similar list or any law, order, rule or regulation or any Executive Order of the President of the United States as a terrorist, "Specially Designated National and Blocked Person" or other banned or blocked person (any such person, group, entity or nation being hereinafter referred to as a "Prohibited Person"); (ii)

Tenant is not (nor is it owned, controlled, directly or indirectly, by any person, group, entity or nation which is) acting directly or indirectly for or on behalf of any Prohibited Person; and (iii) from and after the effective date of the above-referenced Executive Order, Tenant (and any person, group, or entity which Tenant controls, directly or indirectly) has not knowingly conducted and may not knowingly conduct business, nor has or may Tenant knowingly engage in any transaction or dealing with any Prohibited Person in violation of the U.S. PATRIOT Act or any OFAC rule or regulation, including without limitation any assignment of this Lease or any subletting of all or any portion of the Premises or the making or receiving of any contribution of funds, goods or services to or for the benefit of a Prohibited Person in violation of the U.S. Patriot Act or any OFAC rule or regulation. In connection with the foregoing, it is expressly understood and agreed that (x) any breach by Tenant of the foregoing representations and warranties shall be deemed an immediate Event of Default by Tenant under Section 21.1 of this Lease (without the benefit of notice or grace) and shall be covered by the indemnity provisions of Section 8.1, and (y) the representations and warranties contained in this subsection shall be continuing in nature and shall survive the expiration or earlier termination of this Lease.

- 29.8 <u>No Partnership</u>. The relationship of the Parties is that of landlord and tenant and no partnership, joint venture or participation is hereby created.
- 29.9 Excavation. If an excavation shall be made upon land adjacent to or under the Building, or shall be authorized to be made, Tenant shall afford to the person causing or authorized to cause such excavation, license to enter the Premises for the purpose of performing such work as said person shall deem necessary or desirable to preserve and protect the Building from injury or damage to support the same by proper foundations, without any claim for damages or liability against Landlord and without reducing or otherwise affecting Tenant's obligations under this Lease.
- 29.10 Choice of Law. This Lease shall be governed by and construed in accordance with the laws of the State of Nevada. If any provisions of this Lease or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Lease and the application of that provision to other persons or circumstances shall not be affected but rather shall be enforced to the extent permitted by law. The captions, headings and titles in this Lease are solely for convenience of reference and shall not affect its interpretation. This Lease shall be construed without regard to any presumption or other rule requiring construction against the Party causing this Lease to be drafted. Each covenant, agreement, obligation or other provision of this Lease on Tenant's part to be performed, shall be deemed and construed as a separate and independent covenant of Tenant, not dependent on any other provision of this Lease. All terms and words used in this Lease, shall be deemed to include any other number and any other gender as the context may require.
- 29.11 <u>Waiver of Jury Trial</u>. Tenant hereby voluntarily and knowingly waives trial by jury, to the extent permitted by Legal Requirements, in any action, proceeding, or counterclaim by either Party against the other Party on any matters whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, any emergency or statutory remedy, or any act or omission of any Party with respect to this Lease or the Premises. In the event of litigation, this Lease may be filed as a written consent to a trial by the court without a jury.
- 29.12 <u>Independent Covenants</u>. This Lease shall be construed as though the covenants herein (including, without limitation, Tenant's obligation to pay Rent) between Landlord and Tenant are independent and not dependent and Tenant hereby expressly waives the benefit of any statute to the

contrary and agrees that if Landlord fails to perform its obligations set forth herein, Tenant shall not be entitled to make any repairs or perform any acts hereunder at Landlord's expense or to any setoff of the Rent or other amounts owing hereunder against Landlord.

- 29.13 <u>Successors and Assigns</u>. Except as herein otherwise provided, the terms hereof shall be binding upon and shall inure to the benefit of the successors and assigns, respectively, of Landlord and Tenant (except in the case of Tenant, however, only such assigns as may be permitted hereunder) and, if Tenant shall be an individual, upon and to his heirs, executors, administrators, successors and permitted assigns. Each term and each provision of this Lease to be performed by Tenant shall be construed to be both a covenant and a condition. The reference contained to successors and assigns of Tenant is not intended to constitute a consent to assignment by Tenant.
- 29.14 Obligation of Tenant. As required under the Charter School Contract, Landlord hereby acknowledges the following: (i) that the provisions of this Lease are enforceable only to the extent that such provisions comply with applicable Legal Requirements; and (ii) that the Authority shall not be contractually bound to Landlord on the Tenant's account for any obligation arising under this Lease.
- 29.15 <u>Joint and Several Liability</u>. If there is more than one (1) person or entity named as Tenant hereunder, the obligations of Tenants hereunder shall be joint and several obligations of each of Tenant. In accordance with the terms of this Lease, Landlord may proceed against any or all Tenants in the event of a default hereunder subject to any defenses as may be available to any Tenant.
- 29.16 <u>Counterparts</u>. This Lease may be executed in counterparts, each of which shall be deemed an original. Executed counterparts of this Lease may be delivered electronically by facsimile or electronic mail, and such documents shall be effective as original executed instruments.
- 29.17 <u>Jurisdiction</u>. Landlord and Tenant hereby consent and submit irrevocably to the jurisdiction of the state and federal courts located in the State of Nevada with respect to the provisions of this Lease.

[Signatures begin on next page.]

and year first above written.	, Landiord and Tenant have duly executed this Lease as of the c
TENANT:	SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school
	By: Cuptal Shuiot Name: Crystal Thiriot Title: Board Chair
LANDLORD:	CA LAS VEGAS STEPHANIE ROAD LLC, a Delaware limited liability company
	By: CACSFF REIT, a Maryland statutory trust, its sole member
•	By: Name: Title:

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Lease as of the day and year first above written.

TENANT:	SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school
	By: Name: Title:
LANDLORD:	CA LAS VEGAS STEPHANIE ROAD LLC, a Delaware limited liability company

By: CACSFF REIT, a Maryland statutory trust, its sole member

By:
Name: Jonathan P. Roth
Title: President

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EXHIBIT ALegal Description of the Premises

PARCEL I:

A PORTION OF LOT 1, BLOCK 1 AS SHOWN IN THAT FINAL MAP TITLE "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 99, PAGE 69 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, BEING AT THE CENTERLINE INTERSECTION OF WIGWAM PARKWAY AND STEPHANIE STREET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, COINCIDENT WITH THE CENTERLINE OF SAID WIGWAM PARKWAY, NORTH 89°13'44" EAST, 1,285.91 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15. SOUTH 01°22'37" WEST, 40.03 FEET TO THE NORTHEAST CORNER OF "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION"; THENCE CONTINUING ALONG THE EAST LINE OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 01°22'37" WEST, 628.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°22'37" WEST, 277.11 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 89°09'56" WEST, 746.81 FEET; THENCE DEPARTING SAID SOUTH LINE, ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A QUITCLAIM DEED, RECORDED JUNE 8, 2010 AS INSTRUMENT 201006080003659 OF OFFICIAL RECORDS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°50'04" WEST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°04'42", AN ARC LENGTH OF 148.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250,00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 56°45'23" WEST; 3) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'42", AN ARC LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 78°32'05" EAST; THENCE NORTH 89°09'56" EAST, 677.38 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER DESCRIBED AS PARCEL 4 ON THAT CERTAIN RECORD OF SURVEY FILE 183, PAGE 50, RECORDED FEBRUARY 15, 2011 IN BOOK 20110215 AS DOCUMENT NO. 01590 OF OFFICIAL RECORDS.

PARCEL II:

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR TRAVERSE POINT LANDSCAPE MAINTENANCE ASSOCIATION RECORDED NOVEMBER 30, 2000 IN BOOK 20001130 AS DOCUMENT NO. 02327 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

PARCEL III:

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND CONDITIONS RECORDED FEBRUARY 18, 2011 IN BOOK 20110218 AS DOCUMENT NO. 01866 AND RECORDED AUGUST 18, 2011 IN BOOK 20110818 AS DOCUMENT NO. 03352 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

APN: 178-15-310-011

EXHIBIT B

Commencement Date Certificate

LLC, a Delaware li	ement, made this day of, 2014 between CA Las Vegas Stephanie Road imited liability company ("Landlord"), and Somerset Academy of Las Vegas, a rter school ("Tenant").
	WITNESSETH:
December, 2013, L Clark County, Nev particularly describ	AS, by a certain Lease (hereinafter called "the Lease"), dated as of the 20th day of Landlord leased to Tenant certain real property located in the City of Henderson, rada, commonly known by the tax parcel identifier A.P.N. 178-15-310-011 and more bed on Exhibit A of the Lease, together with certain improvements located and to be in (altogether, the "Premises"); and
WHEREA	AS, Tenant is now in possession of the Premises; and
	AS, under the provisions of the Lease, Landlord and Tenant agreed to execute, deliver to each other an agreement setting forth the Rent Commencement Date.
NOW, TH	IEREFORE, Landlord and Tenant agree as follows:
1. The	e Effective Date of the Lease was the 20th day of December, 2013.
2. The 201	e Rent Commencement Date of the Lease was the day of, 14.
3. The	e Expiration Date of the Term is the 30th day of June, 2043.
4. The	e Base Rent as of the date hereof is \$
5. The	e Additional Rent payable to Landlord as of the date hereof is \$
	e Lease is in full force and effect and has not been modified, supplemented or ended in any way.
tern tha or ' ma	at all terms and conditions to be performed by the Landlord and Tenant under the ms of the Lease have been satisfied unless noted in an appendix to this Agreement; at as of the date hereof, there are no existing defenses or offsets against the Landlord Tenant under the Lease terms; and that no rent has been paid in advance, except as many be provided for in the Lease and the rent has continued to be paid in accordance the said lease since the Rent Commencement Date.

Exhibit B - Page 1

Tenant is in occupancy of the leased Premises.

8.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement on the day and year first above written.

	LANDLORD:
WITNESS:	CA LAS VEGAS STEPHANIE ROAD LLC, a Delaware limited liability company
	By: CACSFF REIT, a Maryland statutory trust, its sole member
	Ву:
	Name: Title:
	TENANT:
WITNESS:	SOMERSET ACADEMY OF LAS VEGAS,
	a Nevada public charter school
	By:
	Name:
	Title:

EXHIBIT CForm of Lockbox Agreement

THIS ACKLESVENT (this Agreement), dated and effective as of september 1, 2014 (the
"Effective Date"), and entered into by and among Somerset Academy of Las Vegas, a Nevada public charter school ("Depositor"), CA Las Vegas Stephanie Road LLC, a Delaware limited liability
company ("Agent"), and , a ("Bank"). For
company ("Agent"), and, a("Bank"). For purposes of this Agreement, Depositor, Agent, and Bank collectively shall be known as the "Parties" hereto, and individually shall be known as a "Party" hereto.
WITNESSES:
WHEREAS, pursuant to (i) to the terms and conditions of the Charter School Agreement (the "Charter School Contract") dated August 19, 2011 and entered into by and between Depositor and Nevada's State Public Charter School Authority (the "Board") for the Depositor's operation of "Somerset Academy of Las Vegas," a public charter school duly authorized under the Legal Requirements of the State of Nevada;
WHEREAS, Depositor and Agent as of December 20, 2013 entered into the Lease Agreement set forth on the <u>Attachment 1</u> attached to and made a part of this Agreement (the " Lease "), pursuant to which Lease the Agent has let to the Depositor, and the Depositor has leased from the Agent certain real property located in the City of Henderson, Clark County, Nevada, commonly known by the tax parcel identifier A.P.N. 178-15-310-011, together with certain improvements located and to be constructed thereon, which real property is legally described on the <u>Attachment 2</u> attached to and made a part of this Agreement (altogether, the " Premises ");
WHEREAS, pursuant to <u>Section 3.3.1</u> of the Lease, Depositor covenanted and agreed to pay Base Rent and Additional Rent owed under the Lease, and to do so (A) promptly when due, (B) without notice or demand therefor, and (C) without any abatement, deduction or set off for any reason whatsoever unless expressly provided in the Lease;
WHEREAS, likewise pursuant to <u>Section 3.3.1</u> of the Lease, Depositor covenanted and agreed to pay Base Rent in the manner and pursuant to the terms of this Agreement, a duly executed copy of which was delivered by Depositor to Agent on or before April 15, 2014;
WHEREAS, the Depositor has established demand deposit account no plus related lockbox no (together, the "Account") with the Bank. The sole purpose of the Account is to accept all of the following (altogether, the "State Payments"): all amounts paid over to the Depositor by Nevada's Office of the State Treasurer (the "Treasurer"), on warrants from the Nevada State Controller's Office, pursuant to Nev. Rev. Stat. § 387.040(3). Such State Payments shall include, without limitation, all funds to which the Depositor may be entitled as an allocatee of the State of Nevada's Distributive School Account pursuant to the provisions of Nev. Rev. Stat. §§ 387.121126, as well as all funds to be paid over by the Treasurer to the Depositor pursuant to the provisions (i) of Nev. Rev. Stat. § 387.185 and (ii) of any other Legal Requirements;
WHEREAS, the Account shall, at all times during the Term of the Lease, be maintained with the Bank in the name of Depositor;
WHEREAS, pursuant to the direction letter dated, 2014, a copy of which is set forth on the Attachment 3 attached to and made a part of this Agreement, Depositor further instructed the Treasurer to direct wire transfer of all State Payments into the Account; and

WHEREAS, in consideration of certain financial accommodations to Depositor, Depositor desires to grant to Agent the right to act in place of Depositor in respect of the Account, and of all funds in the Account.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the Parties agree to the terms and conditions of this Lockbox Agreement, as follows:

1. **Definitions**.

- a. Unless specifically defined in this Agreement, all capitalized terms appearing in this Agreement shall have the definitions provided in the Lease.
- b. For purposes of this Agreement, the term "Facility Landlord" shall mean (i) the Agent, (ii) any other person or entity that shall let any real property (other than the Premises) to Depositor to be used and occupied by Depositor for a public charter school, and (iii) any other person or entity that shall lend money to Depositor for the purpose of Depositor's acquiring fee simple title to any real property (other than the Premises) to be used and occupied by Depositor for a public charter school; provided, however, that "Facility Landlord" shall not at any time include either the Depositor or any Tenant, Tenant Party, or Tenant Affiliate (in each instance as defined in the Lease).
- c. For purposes of this Agreement, the terms "FFE" and "FFE Lessor" shall have the following meanings, respectively: "FFE" shall mean any personal property (including, without limitation, any furnishings, fixtures, equipment, technology, or curriculum) used by Depositor for the operation of a public charter school; and "FFE Lessor" shall mean any person or entity (other than the Tenant or any Tenant Affiliate, in each instance as defined in the Lease) that shall let or provide FFE to the Depositor, or that shall lend money to the Depositor for the purpose of Depositor's acquiring fee simple title to FFE, in either instance as secured by a pledge of or other security interest the pertinent FFE so let, provided, or acquired.

2. Security Interest in State Payments and Account.

- a. The Bank is hereby notified that the Depositor has granted, and hereby does grant, to the Agent a first priority, purchase money security interest in the State Payments, in the Account, in all checks, drafts, and other instruments received in the Account, and in all proceeds thereof, including any interest earned thereon.
- b. Depositor hereby represents and warrants to the Agent and the Bank that the Depositor has not pledged any interest whatsoever in the State Payments or the Account (including, without limitation, all checks, drafts, and other instruments received in the Account, and all proceeds thereof, including any interest earned thereon) to any person or entity other than a Facility Landlord. Further, the Depositor hereby covenants, for the benefit of the Agent, that the Depositor shall not, during the Term of the Lease, pledge any interest whatsoever in the State Payments or the Account (including, without limitation, all checks, drafts, and other instruments received in the Account, and all proceeds thereof, including any interest earned thereon) to any person or entity other than a Facility Landlord.

3. Authorization and Direction.

a. Upon the execution and delivery of, and in accordance with, this Agreement, the Bank agrees that it will comply with instructions originated by the Agent directing disposition of the funds in the Account without further consent by the Depositor or any other person or entity. From and after the Effective Date, until the Bank is otherwise directed in writing by the Agent, the Depositor hereby irrevocably authorizes and directs the Bank to comply solely with any request by the Agent (or by the Depositor with the Agent's written consent) with regard to deposits into and withdrawals from,

and services performed by the Bank with respect to, the Account. The Depositor hereby agrees that any deposits into or withdrawals from the Account now or hereafter directed by the Agent are authorized by the Depositor. Specifically, but not in limitation of the foregoing, the Depositor authorizes and directs the Bank to accept and process any request by the Agent to withdraw all or any part of the funds in the Account and to transfer the funds to an account at any other bank or banks and held in the name of the Agent or any other name.

b. From and after the date of this Agreement, until the Effective Time (defined below) of a written notice to the contrary from the Agent to the Bank, the Depositor and the Agent specifically authorize and direct the Bank, and the Bank agrees that, upon Bank's receipt of State Payments received according to the terms of Nev. Rev. Stat. § 387.124 (including, without limitation, receipt on a quarterly basis under Nev. Rev. Stat. § 387.124(1), receipt on an accelerated quarterly basis under Nev. Rev. Stat. § 387.124(5), and receipt on a monthly basis under Nev. Rev. Stat. § 387.124(8)) (each date on which such sums are received being hereafter referred to as a "Receipt Date"):

FIRST, the Bank shall, within the Account, immediately segregate from amounts so received a total amount that shall be equal to the sum of all of the following: (i) all amounts of Base Rent that shall become payable under Section 3.3 of the Lease between the instant Receipt Date and next anticipated Receipt Date, as well as all amounts of Additional Rent that are reasonably expected to become payable to Agent under Section 3.2 of the Lease between the instant Receipt Date and next anticipated Receipt Date (altogether, the "Agent's Rent"); and (ii) all sums that shall become payable to Facility Landlords other than the Agent, between the instant Receipt Date and next anticipated Receipt Date, as current payment(s) of rent or of principal and interest to the same (but not any accrual, nor any penalty, late fee, or other sum) (altogether, the "Third-party Rent"). All Agent's Rent and Third-party Rent so segregated shall be paid by the Bank (i) over to Agent (to the account indicated below), as and when due under the Lease, in amounts sufficient to timely pay all Base Rent (including, if applicable, any interest and penalties) owing under Section 3.3 of the Lease, as well as all Additional Rent (including, if applicable, any interest and penalties) owing under the Lease, as required under Section 3.2 thereof, and (ii) over to the pertinent Facility Landlords, as and when due under the respective agreement(s) governing such payments; and

SECOND, but only after having segregated (i) the Agent's Rent and the Third-party Rent within the Account for payment as provided under item FIRST, above, the Bank shall (also within the Account) thereafter segregate the total of all sums that shall become payable to FFE Lessors between the instant Receipt Date and next anticipated Receipt Date, as current payment(s) of rent or of principal and interest to the same (but not any accrual, nor any penalty, late fee, or other sum) (altogether, the "FFE Rent"); which then shall be paid by the Bank over to the pertinent FFE Lessors, as and when due under the respective agreement(s) governing such payments; and

THIRD, but only after having segregated (i) the Agent's Rent and the Third-party Rent within the Account for payment as provided under item FIRST, above, and (ii) the FFE Rent within the Account for payment as provided under item SECOND, above, and only after having retained from the Account any fees owed to the Bank for its services under this Agreement, the remainder of State Payments actually received by the Bank under Nev. Rev. Stat. § 387.124 (including, without limitation, received on a quarterly basis under Nev. Rev. Stat. § 387.124(1), received on an accelerated quarterly basis under Nev. Rev. Stat. § 387.124(8)) shall immediately be transferred to one or more accounts of the Depositor, as directed from time to time by written designation of the Depositor.

Until otherwise directed in writing by Agent, amounts paid as Agent's Rent shall be paid to the following account:

[specify Agent's payment account]	
City National Bank	
ABA #	
Account number	

The Agent may send notice to the Bank at any time and from time to time to provide new instructions to the Bank with respect to the Account. Any such notice shall be sent in a manner provided for in Section 11 hereof and shall become effective as of the applicable Effective Time. The Bank shall use commercially reasonable efforts to comply with the new instructions contained in any such notice as promptly as possible, and in any event the Bank shall comply with such instruction not later than (i): the beginning of the first full Business Day following the date upon which delivery occurs or is deemed to have occurred, if the time of delivery or deemed delivery occurs on or prior to 2:00 p.m. Las Vegas, Nevada time on the delivery date, or (ii) the beginning of the second full Business Day following the date upon which delivery occurs or is deemed to have occurred, if the time of delivery or deemed delivery occurs after 2:00 p.m. Las Vegas, Nevada time on the delivery date. With respect to any instruction given from the Agent to the Bank, the "Effective Time" for such instruction shall be the time set forth in clause (i) or clause (ii) of the preceding sentence, as applicable, or such earlier time as the Bank is able to comply with any instruction of the Agent through use of commercially reasonable efforts.

- Notwithstanding the foregoing Section 3(b): (i) if the State Payments are also pledged, in part, by the Depositor to one (1) or more Facility Landlords other than the Agent; and (ii) funds held in the Account shall at a time subject to this Agreement be insufficient to pay, as and when due, the sum total then payable of (A) all Agent's Rent and (B) the Third-party Rent); then, and in that limited instance only, and as to amounts then payable only, the Agent hereby consents to the following: that the Bank may, upon prior notice to the Agent, make disbursements from the Account to permit pro rata payment(s) to the Facility Landlords (including the Agent) of (i) the Agent's Rent and (ii) the Third-party Rent, respectively, which payments shall be pro-rated based on the full-time equivalent student enrollments (as most recently determined according to the method required under Section 7.5.3 of the Lease) of the public charter schools that shall occupy, respectively, (i) the Premises and (ii) the facilities as to which the Third-party Rent shall have been incurred. Thus, by way of example only: If, on the pertinent date, the Charter School shall have student enrollment of eighty (80) students and another public charter school operated by the Depositor ("School B") shall have student enrollment of forty (40) students; and if, on the pertinent date, funds held in the Account shall be insufficient to pay, as and when due, the sum total (as then payable) of (i) all Agent's Rent and (ii) all Third-party Rent with respect to School B, then two-thirds (80/120) of the funds in the Account shall be disbursed to the Agent and one-third (40/120) of the funds in the Account shall be disbursed to the Facility Landlord for School B. Notwithstanding any other provision of this Agreement, no Facility Landlord may have a claim on State Payments that would prevent the Agent from receiving the Agent's Rent as provided under this Section 3.
- 4. **Duties of Bank.** The Bank will exercise ordinary care in the performance of its duties. The Bank's duties in connection with this Agreement and the Account are limited to the exercise of ordinary care. The Bank shall have the duty to comply with requests made hereunder by the Agent to the same extent as if made in the absence of this Agreement by the Depositor. The Bank is entitled to rely on any information or instruction reasonably believed by the Bank to have been provided by the Agent. The Bank shall have no duty to inquire into the source or use of any items or amounts deposited into the Account, and if there is more than one Depositor, may treat all funds in the Account as the joint and several property of all Depositors, subject to the rights of the Agent stated herein. The Bank shall have no obligation to honor (but may honor in its sole discretion) any request by the Agent (or by the

Depositor with the Agent's written consent), whether the request is by telephone, depository transfer check, check or otherwise, to pay out, withdraw, or transfer all or any funds in the Account in excess of collected, available funds in the Account. If the Bank receives any instruction, notice, request, direction or information that requires further documentation, information or clarification to process, then notwithstanding the time that otherwise would be the Effective Time for such instruction, the Bank shall have no duty to act on any such instruction, notice, request, direction or information until a reasonable time after it is actually received by the Bank, along with all relevant resolutions, signature cards and other supporting documentation reasonably requested by the Bank.

- 5. Adjustments. If the Bank at any time determines that there is an inaccuracy in the Account, or that an entry previously posted to the Account was revoked or did not become final (including but not limited to the return of deposited items unpaid), then (a) the Bank may debit such amount against the Account, and (b) if the Bank (because of insufficient funds or for any other reason) cannot obtain payment of such amount by debiting the Account, the Depositor and (from and after the Effective Date) the Agent each agree to pay such amount to the Bank immediately upon demand.
- 6. Fees. The Depositor agrees to be liable for all fees (including without limitation, balance deficiency fees) and charges related to the Account (including any subaccount of the Account). The Bank shall request payment of such fees and charges from the Depositor; provided that if the Depositor does not pay any such fee or charge within thirty (30) calendar days of the Bank's demand, or if the Bank is unable for any reason to make demand on the Depositor, then (from and after the Effective Date) the Agent shall pay such amount to the Bank promptly upon the Bank's demand. The Bank may, at its sole option, debit any such fees and charges against the Account.
- 7. **Indemnification.** The Depositor agrees to indemnify and, at the Bank's option, defend the Bank for, from, and against all liabilities, claims, losses and expenses (excluding routine operating expenses), including reasonable attorneys' fees, incurred by the Bank as a result of the Bank's entering into this Agreement or the Bank's reliance upon or compliance with this Agreement or any information or instruction received by the Bank from the Agent (or from the Depositor with the Agent's written consent) or for which the Agent is responsible.
- Limitation of Liability. The Bank will be liable to the Agent or the Depositor under or in connection with this Agreement or the Account, to make an adjustment to the Account or to pay an amount beyond the final balance actually posted to the Account by the Bank, only to the extent of the Depositor's or the Agent's losses and only to the extent such losses are caused by the Bank's willful misconduct or failure to exercise ordinary care. The amount of the Bank's liability under or in connection with this Agreement or the Account, to make an adjustment to the Account or otherwise, will be limited to (a) the refund of any amount wrongly debited or misdirected by the Bank from the Account which the Agent was not obliged to pay, back-dated for account analysis purposes as of the date of the debit or misdirection (or at the Bank's election, without back-dating but with interest added, computed at the effective Federal Funds rate of the Bank in effect from time to time), and (b) the refund of fees paid by the Depositor or the Agent for services performed by the Bank in connection with the Account and any services provided by the Bank in connection therewith to the extent that such services were not properly performed by the Bank, and (c) after the Account is closed, payment of the balance posted to the Account. In no event will the Bank be liable for any special, incidental or consequential damages. In no event will the Bank be liable as a result of an act or omission if it is due to compliance with this Agreement or with applicable laws, regulations, operating circulars, clearing house rules or funds-transfer system rules, any act or omission by the Agent or the Depositor, any act or omission by any other bank, clearing house, funds-transfer system, agent or other person, mechanical failure of the Bank's equipment, power failure, strike or lock-out, fire or other casualty, riot or civil commotion,

windstorm, earthquake, flood or other Act of God, delay in transportation, governmental regulation or interference, or any event beyond the control of the Bank.

- 9. **Setoff.** Except to the extent that the Depositor or the Agent fails to pay any amount payable hereunder when and as due, the Bank waives any banker's lien or right of setoff against the Account.
- 10. **Relation to Other Agreements.** This Agreement does not replace but is in addition to other agreements between the Depositor and the Bank that may now or hereafter apply to the Account or any services provided by the Bank to the Depositor in connection therewith. In the event of any inconsistency between this Agreement and any other agreement between the Depositor and the Bank relating to the Account and any services provided by the Bank to the Depositor in connection therewith, this Agreement will prevail. Except to the extent modified or superseded by this Agreement or arrangements made pursuant hereto between the Agent and the Bank, the specifications, authorizations and instructions in effect with respect to the Account shall not terminate by reason of the occurrence of the Effective Date.
- 11. **Notices.** Any notices under this Agreement must be in writing and must be sent by (i) personal delivery, (ii) by United States registered or certified mail (postage prepaid), (iii) by electronic mail or facsimile (with a copy sent the same day by one of the other prescribed methods of delivery) or (iv) by an independent overnight courier service, addressed to the addresses specified below, or to such other address as may be hereafter designated in writing by the pertinent Party by written notice given in accordance with this Section, or, as to the Depositor, to such other address as may appear in the Bank's records. Notices given by registered or certified mail are deemed effective three (3) Business Days after the Party sending the notice deposits the notice with the United States Post Office. Notices given by electronic mail or facsimile are deemed effective on the Business Day transmitted (or, if transmitted on a day that is not a Business Day, then on the next occurring Business Day). Notices delivered by overnight courier are deemed effective on the next Business Day after the day the Party delivering the notice timely deposits the notice with the courier for overnight (next day) delivery.

If to Depositor:

Somerset Academy of Las Vegas

c/o Academica Nevada

8235 S. Eastern Avenue, Suite 150

Las Vegas, NV 89123 Facsimile: (702) 431-6250

Email: rreeves@academicanv.com

With Copy to:

Jeffrey Blanck, Esq. 485 West Fifth Street Reno, Nevada 89503 Facsimile: (775) 323-5944

Email: jblanck@jeffreyblancklaw.com

If to Agent:

CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067 Attention: Glenn Pierce Facsimile: (310) 272-1581

Email: gpierce@canyonagassi.com

With Copies to:	c/o Canyon-Agassi Charter School Facilities Fund, L.P. 2000 Avenue of the Stars, 11th Floor Los Angeles, CA 90067 Attention: Roshan Sonthalia, Esq. Facsimile: (310) 272-1531 Email: rsonthalia@canyonpartners.com
And to:	CA Las Vegas Stephanie Road LLC c/o Canyon-Agassi Charter School Facilities Fund, L.P. 2000 Avenue of the Stars, 11th Floor Los Angeles, CA 90067 Attention: Aarthi Sowrirajan Facsimile: (310) 272-1871 Email: asowrirajan@canyonagassi.com
And to:	Quarles & Brady LLP 411 East Wisconsin Avenue Suite 2350 Milwaukee, WI 53202 Attn: Michael J. Ostermeyer Facsimile: (414) 978-8956 Email: michael.ostermeyer@quarles.com
If to Bank:	Attn: Facsimile: Email:
With Copy to:	Attn: Facsimile:

Any notice by any Party, whether required or permissible hereunder, may be given by such Party's then current attorney, which notice, when given by such attorney, shall be deemed equally as effective as if given by such Party directly.

12. **Termination.** The Agent may terminate this Agreement without terminating the Account at any time upon written notice to the Bank. The Agent or the Bank may terminate this Agreement and the Account at any time upon notice to the other Parties. The Party terminating this Agreement and the Account will give at least thirty (30) calendar days' prior written notice of termination to the other Parties (unless the Party terminating this Agreement and the Account determines in its sole discretion that the continued existence of this Agreement and the Account during the 30-day period would expose it to risk of loss). If the Bank receives a termination notice from the

Agent, the Bank may conclusively presume, and rely on such presumption, that the Agent has given it to the Depositor. After termination of this Agreement and the Account, subject to any other rights and duties of the Bank with respect to the balance in the Account, the Bank will mail to the Agent a check for the balance, unless the Agent and the Bank have made alternative arrangements. Each Party agrees thereafter to pay to the other the amounts required to settle for any subsequently posted adjustments, such as debits for returned items. During the period of four (4) months following the effective date of termination of this Agreement and the Account (and subject to any other rights and duties of the Bank with respect to property in the Bank's possession) the Bank will forward to the location specified by the Agent, at the Agent's expense, mail received by the Bank that is directed to the lockbox. Termination shall not impair the obligations incurred hereunder with respect to pre-termination transactions, the indemnities herein made or the warranties deemed to have been made. THIS AGREEMENT MAY NOT BE TERMINATED BY THE DEPOSITOR WITHOUT THE AGENT'S EXPRESSED, WRITTEN CONSENT TO SUCH TERMINATION.

- 13. **Miscellaneous.** Unless the context requires otherwise, wherever used herein the singular shall include the plural and vice versa, and the use of one gender shall also denote the other. Captions herein are for convenience of reference only and shall not define or limit any of the terms or provisions hereof; references herein to Sections or provisions without reference to the document in which they are contained are references to this Agreement. If there shall be more than one person or entity constituting the Depositor, each of them shall be primarily, jointly and severally liable for all obligations of the Depositor. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall together constitute one Agreement. This Agreement may not be amended in any manner other than by a written agreement executed by all Parties.
- 14. Governing Law. THIS AGREEMENT, AND THE RIGHTS AND OBLIGATIONS BETWEEN THE PARTIES TO IT, SHALL BE GOVERNED BY THE INTERNAL LAWS OF THE STATE OF NEVADA. If any provision of this Agreement conflicts with any present or future provision of applicable law which by law may not be varied by agreement, then such provision of this Agreement will be deemed to be modified to the minimum extent necessary to comply with such provision of applicable law.
- agree that, subject to the Bank's sole and absolute election, all suits, actions or other proceedings in any way, manner or respect arising out of or from or related to this Agreement or the Account shall be subject to litigation in courts having situs within Clark County, Nevada. The Agent and the Depositor consent and submit to the jurisdiction of any local, state or federal court located within said city and state. Each of the Agent and the Depositor waive any right they may have to transfer or change the venue of any suit, action or other proceeding brought against such Party by the Bank in accordance with this Section, or to claim that any such proceeding has been brought in an inconvenient forum. To the extent that the Agent or the Depositor would have or be able to claim sovereign immunity in any action, claim, suit or proceeding brought by the Bank (or its assignee), such Party irrevocably waives and agrees not to claim such immunity.

[Signatures begin on next page.]

IN WITNESS WHEREOF, Agent and Depositor have duly executed this Agreement as of the day and year first above written.

DEPOSITOR:	SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school
	By: Name: Title:
BANK:	a,
	By: Name: Title:
AGENT:	CA LAS VEGAS STEPHANIE ROAD LLC, a Delaware limited liability company
	By: CACSFF REIT, a Maryland statutory trust, its sole member
	By: Name: Title:

Attachment 1 to Exhibit C

The Lease

Attachment 2 to Exhibit C

Legal Description

PARCEL I:

A PORTION OF LOT 1, BLOCK 1 AS SHOWN IN THAT FINAL MAP TITLE "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 99, PAGE 69 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, BEING AT THE CENTERLINE INTERSECTION OF WIGWAM PARKWAY AND STEPHANIE STREET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, COINCIDENT WITH THE CENTERLINE OF SAID WIGWAM PARKWAY, NORTH 89°13'44" EAST, 1,285.91 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, SOUTH 01°22'37" WEST, 40.03 FEET TO THE NORTHEAST CORNER OF "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION"; THENCE CONTINUING ALONG THE EAST LINE OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 01°22'37" WEST, 628.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°22'37" WEST, 277.11 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 89°09'56" WEST, 746.81 FEET; THENCE DEPARTING SAID SOUTH LINE, ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A OUITCLAIM DEED, RECORDED JUNE 8, 2010 AS INSTRUMENT 201006080003659 OF OFFICIAL RECORDS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°50'04" WEST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°04'42", AN ARC LENGTH OF 148.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 56°45'23" WEST; 3) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'42", AN ARC LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 78°32'05" EAST; THENCE NORTH 89°09'56" EAST, 677.38 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER DESCRIBED AS PARCEL 4 ON THAT CERTAIN RECORD OF SURVEY FILE 183, PAGE 50, RECORDED FEBRUARY 15, 2011 IN BOOK 20110215 AS DOCUMENT NO. 01590 OF OFFICIAL RECORDS.

PARCEL II:

Attachment 2 to Exhibit C - Page 1

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR TRAVERSE POINT LANDSCAPE MAINTENANCE ASSOCIATION RECORDED NOVEMBER 30, 2000 IN BOOK 20001130 AS DOCUMENT NO. 02327 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

PARCEL III:

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND CONDITIONS RECORDED FEBRUARY 18, 2011 IN BOOK 20110218 AS DOCUMENT NO. 01866 AND RECORDED AUGUST 18, 2011 IN BOOK 20110818 AS DOCUMENT NO. 03352 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

APN: 178-15-310-011

Attachment 3 to Exhibit C

Depositor's Direction Letter

EXHIBIT D

Development Summary

1st Floor Classrooms

- 1. Band Room / Platform (1 each, @ 810 sf)
- 2. Art Classrooms (2 each @ approx. 700 sf) w/ 1 SS standard sink and 1 SS deep sink, both with clay traps.
- 3. Science Classrooms (2 each @ approx. 700 sf) with epoxy resin sink/counter instructor's table.
- 4. IT Storage (1 each @ approx. 135 sf)
- 5. Computer Lab with min. 35 data drops.
- 6. General Classrooms (13 each @ approx. 625 sf)
- 7. Pre-K Classroom (1 each @ approx. 620 sf)
- 8. Kindergarten Classrooms (3 each @ approx. 620 sf)
- 9. Classroom Notes:
 - a. School to provide all FF&E unless otherwise noted.
 - b. Classrooms will be wired for power, voice and data. (1) Voice, (3) Data for each teacher, plus power outlet on wall or in ceiling space for wireless bridges/routers. Additional power outlet for Smartboard and (1) power outlet and data jack for AVA equipment (if specified location to be determined). (1) 1.25" conduit from projector location to below markerboard for HDMI connection. Phone hardware, Smartboards, and AVA Equipment all provided by School (see IT specs if applicable).
 - c. (1) 4'x16' whiteboard and (1) 4'x8' tack board mounted.
 - d. All storage compartments and or fixtures (other than built in) storage areas are to be considered the FF&E package and must be provided by the CMO. Area rugs fall into this category as well.
 - e. Clocks are considered part of tenant's FF&E package. Unless a built in master clock system is specified by School.
 - f. Motion Sensors for lights.

1st Floor Support Areas

- 1. Electrical Room (1 each @ approx. 155 sf)
- 2. Admin Toilets (4 each @ approx. 60 sf)
- 3. Student Lobby (1 each @ approx. 220 sf)
- 4. Nurses Toilet Room (1 each @ approx. 50 sf)
- 5. Kindergarten and Pre-Kindergarten Toilets (4 each @ approx. 50 sf)
- 6. Student Common Toilets (4 each @ approx. 300 sf)
- 7. Science Prep Room (1 each @ approx. 135 sf) with counter, sink, & power for refrigerator.

1st Floor Admin Support Areas

- 1. Offices (4 @ approx. 110, 2 @ approx. 150 sf)
- 2. Work Room (1 @ approx. 185 sf) with power and data for copier/printer.
- 3. File Room (1 @ approx. 135 sf)

- 4. Break Room (1 each @ approx. 305 sf) with sink and power for refrigerator.
- 5. Conference Room (1 each @ approx. 300 sf) with data and power in floor box centered below table.
- 6. Nurses office (1 each @ approx. 90 sf)

Security

1. A new security system will be provided.

Fire and Life Safety

- A new Fire Protection System complying with current building and fire codes will be provided.
- 2. A new Fire Alarm system complying with current building and fire codes will be provided.

2nd Floor Classrooms

- 1. General Classrooms (19 each @ approx. 625 sf)
- 2. Computer Lab with min. 35 data drops.
- 3. Science Classroom (1 each @ approx. 700 sf) with epoxy resin sink/counter instructor's table.
- 4. Art Classroom (1 each @ approx. 700 sf) w/ 1 SS standard sink and 1 SS deep sink, both with clay traps.
- 5. Music Classroom (1 each @ approx. 830 sf) w/ high STC walls and floor.
- 6. Classroom Notes:
 - g. School to provide all FF&E unless otherwise noted.
 - h. Classrooms will be wired for power, voice and data. (1) Voice, (3) Data for each teacher, plus power outlet on wall or in ceiling space for wireless bridges/routers. Additional power outlet for Smartboard and (1) power outlet and data jack for AVA equipment (if specified location to be determined). (1) 1.25" conduit from projector location to below markerboard for HDMI connection. Phone hardware, Smartboards, and AVA Equipment all provided by School (see IT specs if applicable).
 - i. (1) 4'x16' whiteboard and (1) 4'x8' tack board mounted.
 - j. All storage compartments and or fixtures (other than built in) storage areas are to be considered the FF&E package and must be provided by the School. Area rugs fall into this category as well.
 - k. Clocks are considered part of tenant's FF&E package. Unless a built in master clock system is specified by School.
 - l. Motion Sensors for lights.

2nd Floor Support Areas

- 1. Storage Room (1 Each @ approx 100 sf)
- 2. Science Prep Room (1 each @ approx. 135 sf) with counter, sink, & power for refrigerator.
- 3. Janitor's Closet (1 each @ approx. 50 sf) with mop sink and hot water.
- 4. Teacher's Work Room (1 each @ approx. 280 sf) with power and data for copier/printer.

Outdoor Space

1. 1 Ground mounted flag pole.

- 2. Hose bibs minimum of 2 on exterior of building.
- 3. Outdoor signage includes school name and address on building. Comply with local zoning codes.
- 4. Intercom system shall include speakers on outside of building in student occupied areas.
- 5. Canyon-Agassi has ability to provide and mount plaque or signage recognizing developer and financing for project.
- 6. City-required parking designations and exterior lighting with photo sensor or connected to timers.
- 7. Drinking fountains will be provided in play areas.
- 8. Playground area equipment (2 playgrounds) will be provided as part of construction costs, manufacturer TBD, both with synthetic fall safety surface.
- 9. 3 each tether ball locations.
- 10. 3 each four square locations.
- 11. 1 each basketball court & goals.
- 12. Recessed building mounted exterior hose bibs.

Campus Resources

- 1. Cafetorium Space w/ basketball court (1 each approx. 5,500 sf)
- 2. Food Service Room (1 each approx. 400 sf) with hand wash sink with hot water and power for specified food service equipment.
- 3. Food Service Storage (1 each approx. 110 sf)
- 4. Janitor's Closet (3 each approx. 80 sf) with mop sink and hot water.

Interior Finishes

- 1. Standard classroom room signage and ADA-compliant toilet room signs.
- 2. Programmable Intercom and Bell system.
- Building to be provided with telephone and communications wiring, cabling, routing, and drops/outlets (excludes tenant provided telephone equipment and any computer services or network machines and equipment).
- 4. Paint 100% acrylic.
- 5. Flooring VCT, Carpet, and ceramic tile.

Security

- 1. Alarm
 - a. Single panel with keypad, Tenant responsible for monitoring contract.
- 2. Secure perimeter
 - a. Motion sensors
 - b. Outdoor siren strobes
- 3. Secure Classroom windows
 - a. Glass break sensors on lower floors, budget allowing
 - b. Motion sensors on operable windows, budget allowing
 - c. Motion sensors in classrooms, budget allowing
- 4. Surveillance Cameras and recording equipment.
 - a. Low-light sensitive cameras watching main entrance and secondary entrance

- i. 110V AC & CAT5
- b. Cameras watching parking areas interconnected to security recording equipment.
- 5. Alarm Controls
 - a. Keypads in the following areas
 - i. Main administration entrance lobby
 - j. Elevator as required by building and fire codes.
- 6. Facility
 - a. Semi-permeable perimeter fencing
 - b. Vandal and theft resistant door hardware

Fire & Life Safety

- 1. Single panel FACP with (2) voice jacks. Tenant responsible for monitoring contract.
- 2. Exterior and interior strobes.

Fire extinguishers and smoke detectors per Building & Fire codes.

EXHIBIT E Schematic Plans

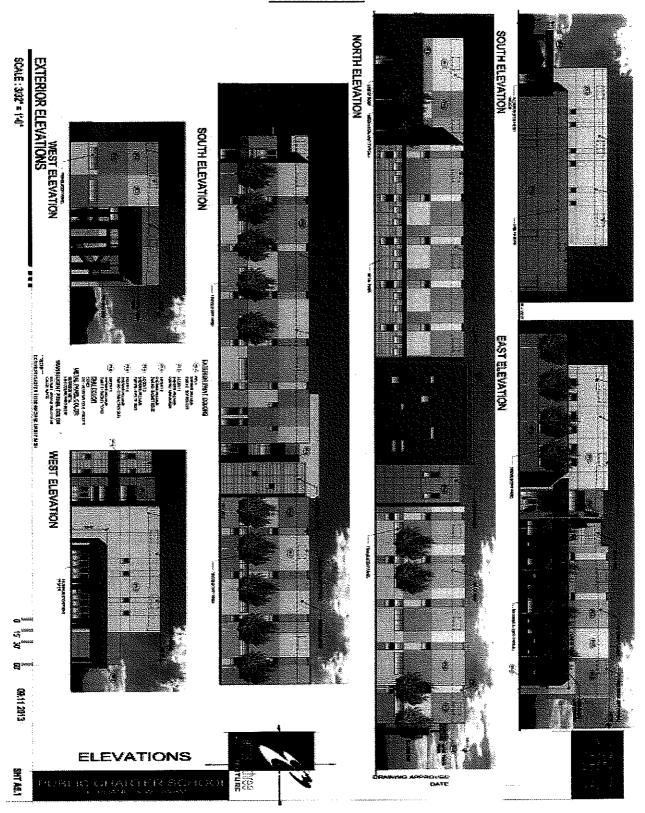


Exhibit E - Page 1

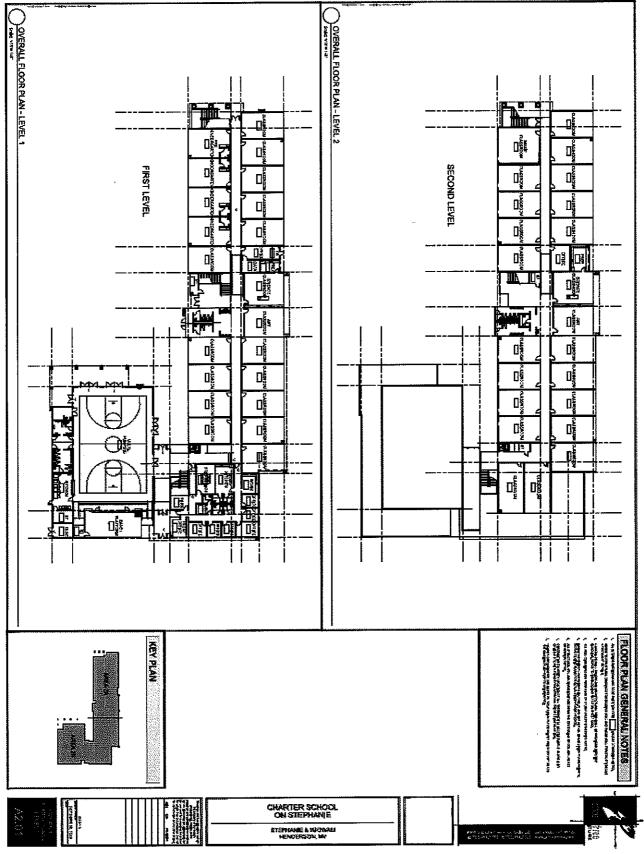
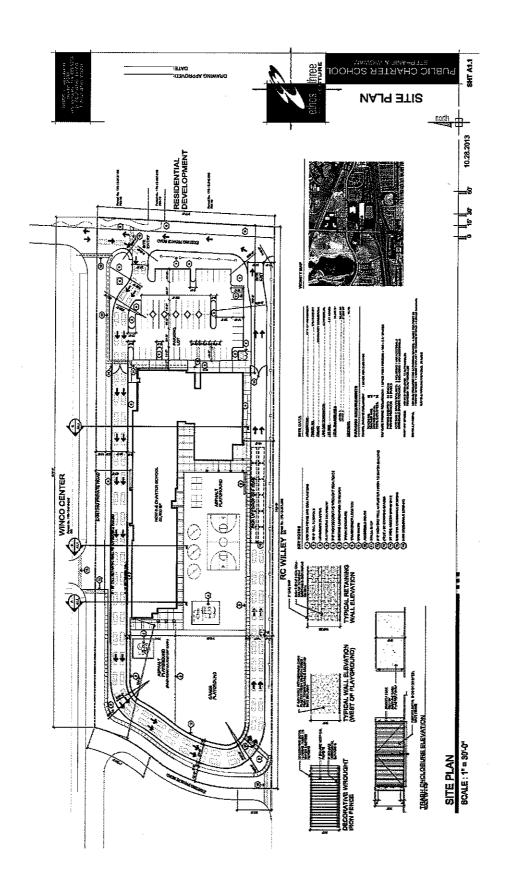


Exhibit E - Page 2



SCHEDULE E-1

Budget

Tenant:

Academica Nevada - Somerset

Academy

Name:

CA Las Vegas Stephanie Road

LLC

Address:

Stephanie Street and Wigwam Parkway

City\State\Zip:

Henderson, NV 89074

	DEV	ELOPMENT
New Construction	51,254	sf
Building TI	C	sf
GYM MPR	C	sf
TOTAL SQUARE FOOTAGE	51,254	· sf
Acreage	5	acres
Land Space (sf)	200,812	sf
Site Work	170,812	sf
	\$ per sf \$4	!

	DEVELOPMENT			
	Cost / sf		Total Cost	
ACQUISITION	<u> </u>			
Purchase Price	\$	29.27	\$	1,500,000
Other Acquisition Costs #1: Closing costs	\$	0.20	\$	10,000
Acquisition Costs - Legal Fees	\$	0.33	\$	16,667
SUBTOTAL: ACQUISITIONS	\$	29.79	\$	1,526,667
HARD COSTS				
New Construction	\$	100.00	\$	5,125,400
Signage	\$	0.20	\$	10,000
Sitework	\$	5.50	\$	939,464
Other Hard Costs: Data &	Ψ	0.00	Ψ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Security	\$	0.98	\$	50,000
SUBTOTAL: HARD COSTS	\$	119.50	\$	6,124,864
Hard Cost Contingency	\$	11.95	\$	612,486
TOTAL: HARD COSTS	\$	131.45	\$	6,737,350

SOFT COSTS

ACM/LBP Report	\$	0.05 \$	2,500
Appraisal - As-Improved Post-Construction	\$	0.20 \$	10,000
Appraisal - As-Is	\$	0.04 \$	2,000
Architecture / Engineering	\$	7.17 \$	367,492
Civil Engineering	\$	0.88 \$	45,000
Construction Loan - Construction Inspector	\$	0.20 \$	10,500
Construction Loan - Lender Legal	\$	0.49 \$	25,000
Construction Loan - Other Legal	\$	0.33 \$	16,667
Development Fee	\$	5.85 \$	300,000
Environmental: Phase I Site Assessment	\$	0.06 \$	3,300
Environmental: Soils Report	\$	0.08 \$	4,250
Insurance - Builder's Risk	\$	0.30 \$	15,312
Insurance - Construction Liability - General Liability	\$	0.28 \$	14,387
Insurance - Construction Liability - Umbrella	\$	0.35 \$	17,848
Insurance - Environmental	\$	1.17 \$	60,000
Insurance - Engineering Fee	\$	0.03 \$	1,300
Land Use/Planning Consultant	\$	0.31 \$	15,750
Legal Construction	\$	0.20 \$	10,000
Deferred Leasing Costs	\$	0.33 \$	16,667
LLC Holding Costs	\$	0.04 \$	2,000
Local Permit Fees	\$	4.04 \$	207,160
Survey - ALTA/Topographic Update	\$	0.06 \$	3,200
Taxes - Real Property	\$	0.88 \$	45,000
Title Policy	\$	0.24 \$	12,250
	7	·-· •	1-,0

TOTAL PROJECT COSTS	\$ 193.08	\$ 9,895,934
TOTAL: SOFT COSTS	\$ 31.84	\$ 1,631,917
Soft Cost Contingency	\$ 2.50	\$ 127,883
SUBTOTAL: SOFT COSTS	\$ 29.34	\$ 1,504,034
Capitalized Interest Expense	\$ 3.09	\$ 158,224
Capitalized Loan Closing Costs	\$ 0.26	\$ 13,396
Capitalized Origination Fee	\$ 1.05	\$ 53,582
Travel and Admin	\$ 0.20	\$ 10,000
P&P Bond	\$ 1.20	\$ 61,249

EXHIBIT FOption to Purchase

CA LAS VEGAS STEPHANIE ROAD LLC, a Delaware limited liability company ("Optionor"), for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school ("Optionee"), an option (the "Option") to purchase that certain parcel of land located in the City of Henderson, Clark County, Nevada (the "Property") more particularly described in Attachment 1 attached hereto and incorporated herein, together with all buildings, improvements and fixtures located thereon and all rights and privileges and appurtenances pertaining thereto and subject to all easements, restrictions and agreements of record and to the terms and conditions hereinafter set forth.

- 1. The Option Period. The Option may only be exercised by Optionee during the period commencing with the thirty-seventh (37th) full calendar month of the "Term" established in accordance with the Lease identified herein and ending after completion of the sixtieth (60th) full calendar month of the Term (the "Option Period").
 - 2. Exercise of Option. The Option shall be exercised in the following manner:
- (a) During the Option Period, Optionee shall deliver to Optionor written notice (the "Notice of Exercise"), which notice shall expressly indicate that Optionee is exercising the Option. The Notice of Exercise shall:
- (i) include a self-contained and in-depth summary valuation report of the kind commonly known as a "full narrative appraisal" of the Premises, which appraisal shall have been prepared by a third-party appraiser carrying the MAI-designation and currently licensed in the State of Nevada; and which appraisal shall expressly declare the preparing appraiser's opinion of the full fair market value of the Premises; and
- (ii) set forth a closing date for the consummation of the conveyance of the Property to Optionee, which closing date shall be a Business Day (as defined in the Lease) occurring no earlier than twenty (20) and no later than one hundred twenty (120) Business Days after Optionor's receipt of the Notice of Exercise (the "Closing Date"); provided, however, that in no event shall the Closing Date be later than sixty (60) Business Days after the end of the Option Period.
- (b) The delivery of the Notice of Exercise shall be deemed an irrevocable obligation of Optionee to purchase the Property, and of Optionor to sell the Property, pursuant to all other terms and conditions set forth herein.
- (c) The Notice of Exercise shall be accompanied by two (2) originals of the Sale Agreement attached hereto as <u>Attachment 2</u>, duly executed by Optionee.
- (d) Notwithstanding anything to the contrary contained herein, this Option shall terminate upon a termination of that certain Lease dated as of December 20, 2013 by and between Optionor, as landlord, and Optionee, as tenant, pursuant to which Optionor leases the Property to Optionee (the "Lease"). Capitalized terms used herein and not otherwise defined in this Option shall have the meanings given them in the Lease.

- (e) Optionee shall have no right to deliver the Notice of Exercise during the existence of an Event of Default (as defined in the Lease), and Optionee's inability to deliver the Exercise Notice as a result shall not extend the Option Period.
- 3. Purchase Price. The purchase price (the "Purchase Price") for the Property is as provided (including as adjusted) under Section 2.4 of the Lease.
- 4. Notices. Any notices under this Option must be in writing and must be sent by (i) personal delivery, (ii) by United States registered or certified mail (postage prepaid), (iii) by electronic mail or facsimile (with a copy sent the same day by one of the other prescribed methods of delivery) or (iv) by an independent overnight courier service, addressed to the addresses specified below or at such other place as a party may designate to the other parties by written notice given in accordance with this Section. Notices given by registered or certified mail are deemed effective three (3) Business Days after the party sending the notice deposits the notice with the United States Post Office. Notices given by electronic mail or facsimile are deemed effective on the Business Day transmitted (or, if transmitted on a day that is not a Business Day, then on the next occurring Business Day). Notices delivered by overnight courier are deemed effective on the next Business Day after the day the party delivering the notice timely deposits the notice with the courier for overnight (next day) delivery.

If to Optionor: CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067 Attention: Glenn Pierce Facsimile: (310) 272-1581

Email: gpierce@canyonagassi.com

With Copies to: CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067

Attention: Roshan Sonthalia, Esq.

Facsimile: (310) 272-1531

Email: rsonthalia@canyonpartners.com

And to: CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067 Attention: Aarthi Sowrirajan Facsimile: (310) 272-1871

Email: asowrirajan@canyonagassi.com

And to: Quarles & Brady LLP

411 East Wisconsin Avenue

Suite 2350

Milwaukee, WI 53202 Attn: Michael J. Ostermeyer Facsimile: (414) 978-8956 Email: michael.ostermeyer@quarles.com

If to Tenant:

Somerset Academy of Las Vegas

c/o Academica Nevada

8235 S. Eastern Avenue, Suite 150

Las Vegas, NV 89123 Facsimile: (702) 431-6250

Email: rreeves@academicanv.com

With Copy to:

Jeffrey Blanck, Esq. 485 West Fifth Street Reno, Nevada 89503 Facsimile: (775) 323-5944

Email: jblanck@jeffreyblancklaw.com

Any notice by either party hereto, whether required or permissible hereunder, may be given by such party's then current attorney, which notice, when given by such attorney, shall be deemed equally as effective as if given by such party directly.

- 5. Time Is of the Essence. Time is of the essence of each provision of this Option.
- 6. Multiple Counterparts. This Option may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same document.
- 7. Assignment. Other than in connection with an assignment of Optionee's interest under the Lease in accordance with the Lease, Optionee may not assign this Option or its rights hereunder to any individual or entity without the prior written consent of Optionor, which consent Optionor may grant or withhold in its sole and absolute discretion, and any such assignment shall be null and void *ab initio*. Any transfer, directly or indirectly, of any stock, partnership interest or other ownership interest in Optionee shall constitute an assignment of this Option.
- 8. Attorneys' Fees. Should any action or other proceeding be necessary to enforce any of the provisions of this Option or the various obligations or transactions contemplated hereto, or in the event of any dispute between the Parties relating to this Option, the prevailing party will be entitled to recover, in addition to any other relief to which such party may be entitled, its actual attorneys' fees and costs, and all referee and reference proceeding fees, costs and expenses, incurred in connection with the prosecution or defense, as the case may be, of such action.
- 9. Waiver of Jury Trial. Optionor and Optionee, by their respective acceptances hereof, hereby agree to waive their respective rights to a jury trial of any claim or cause of action based upon or arising out of this Option or any dealings between the Parties relating to the subject matter of this Option. In the event of litigation, this Option may be filed as a written consent to a trial by the court without a jury.
- 10. Governing Law. This Option shall be governed by the laws of the State in which the Property is located.

11. Email or Facsimile Signatures. Signatures to this Option transmitted by electronic mail or facsimile shall be valid and effective to bind the party so signing. Each party hereto agrees to promptly deliver an executed original of this Option with its actual signature to the other party, but a failure to do so shall not affect the enforceability of this Option, it being expressly agreed that each
party to this Option shall be bound by its own emailed or facsimile signature and shall accept the emailed or facsimile signature of the other party to this Option.
IN WITNESS WHEREOF, this Option has been executed as a sealed instrument as of this

day of ______, 2014.

[Signatures begin on next page.]

OPTIONOR:	CA Las Vegas Stephanie Road LLC, a Delaware limited liability company
	By: CACSFF REIT, a Maryland statutory trust, its sole member
	By: Name: Title:
OPTIONEE:	SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school
	By: Name: Title:

Attachment 1 to Exhibit F

Legal Description of the Property

PARCEL I:

A PORTION OF LOT 1, BLOCK 1 AS SHOWN IN THAT FINAL MAP TITLE "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 99, PAGE 69 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, BEING AT THE CENTERLINE INTERSECTION OF WIGWAM PARKWAY AND STEPHANIE STREET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, COINCIDENT WITH THE CENTERLINE OF SAID WIGWAM PARKWAY, NORTH 89°13'44" EAST, 1,285.91 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 15, SOUTH 01°22'37" WEST, 40.03 FEET TO THE NORTHEAST CORNER OF "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION"; THENCE CONTINUING ALONG THE EAST LINE OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 01°22'37" WEST, 628.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°22'37" WEST, 277.11 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 89°09'56" WEST, 746.81 FEET; THENCE DEPARTING SAID SOUTH LINE, ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A QUITCLAIM DEED, RECORDED JUNE 8, 2010 AS INSTRUMENT 201006080003659 OF OFFICIAL RECORDS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°50'04" WEST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°04'42", AN ARC LENGTH OF 148.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 56°45'23" WEST; 3) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'42", AN ARC LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 78°32'05" EAST; THENCE NORTH 89°09'56" EAST, 677.38 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER DESCRIBED AS PARCEL 4 ON THAT CERTAIN RECORD OF SURVEY FILE 183, PAGE 50, RECORDED FEBRUARY 15, 2011 IN BOOK 20110215 AS DOCUMENT NO. 01590 OF OFFICIAL RECORDS.

PARCEL II:

Attachment 1 to Exhibit F - Page 1

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR TRAVERSE POINT LANDSCAPE MAINTENANCE ASSOCIATION RECORDED NOVEMBER 30, 2000 IN BOOK 20001130 AS DOCUMENT NO. 02327 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

PARCEL III:

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND CONDITIONS RECORDED FEBRUARY 18, 2011 IN BOOK 20110218 AS DOCUMENT NO. 01866 AND RECORDED AUGUST 18, 2011 IN BOOK 20110818 AS DOCUMENT NO. 03352 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

APN: 178-15-310-011

Attachment 2 to Exhibit F

Form of Sale Agreement

THIS SALE AGREEMENT (this "Agreement"), effective as of	, 20	_ (the
"Purchase Option Date"), by and between CA Las Vegas Stephanie Road LLC, a Del	aware lin	nited
liability company ("Seller"), and Somerset Academy of Las Vegas, a Nevada public cl	harter sch	ıool
("Buyer"). For purposes of this Agreement, the Seller Parties (as defined below) and the	he Buyer	Parties
(as defined below) shall together be known as the "Parties," and each shall be known a	s a "Par	tv."

WITNESSES:

For other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties do hereby agree as follows:

ARTICLE 1 SALE OF PROPERTY

Seller agrees to sell, transfer and assign and Buyer agrees to purchase, accept and assume, subject to the terms and conditions set forth in this Agreement, all of Seller's right, title and interest in and to the real property located in the City of Henderson, Clark County, Nevada that is more particularly described on the <u>Addendum A</u> attached to and made a part of this Agreement, together with the building located thereon, and all fixtures and improvements located therein and thereon as of the Closing Date (altogether, the "**Property**").

ARTICLE 2 PURCHASE PRICE

- 2.1 <u>Purchase Price</u>. The purchase price for the Property shall be \$______(the "Purchase Price"). The Purchase Price shall be payable as provided in Section 2.2. [Note: Purchase Price to be established in accordance with the Option to Purchase Real Estate dated as of ______, 2014 between Seller, as Optionor, and Buyer, as Optionee.]
- 2.2 <u>Payment of Purchase Price</u>. Upon the complete execution and delivery of this Agreement, Buyer shall remit to the Title Company (as defined below) (the "**Escrow Agent**") a sum equal to three percent (3%) of the Purchase Price (the "**Deposit**"), which Deposit shall be held in escrow for application and disbursement as the Deposit under the terms of this Agreement. At Closing, the balance of the Purchase Price in excess of the Deposit, plus or minus any prorations, shall be payable by Buyer to Seller in immediately available funds. This sale shall be closed through Escrow Agent on terms reasonably acceptable to Buyer and Seller.

The Deposit shall be held by the Escrow Agent in an interest-bearing account in a financial institution mutually satisfactory to the Parties. Buyer and Seller hereby acknowledge and agree that the Deposit and all interest earned on the Deposit is, as of the Effective Date, fully-earned by the Seller and is non-refundable in all circumstances (although applicable to the Purchase Price at Closing), except as expressly provided in Sections 6.1 and 6.2 hereof. If the sale of the Property shall be consummated, the Deposit and all interest earned thereon at Closing shall be paid to Seller and credited against the Purchase Price. The Parties shall equally share all fees of the Escrow Agent for its services as escrow agent hereunder.

Attachment 2 to Exhibit F - Page 1

ARTICLE 3 AS-IS SALE

- 3.1 As-Is Sale. Buyer is the lessee of the Property and is intimately familiar with all aspects of the Property. Buyer acknowledges and agrees as follows: (i) the Property shall be sold, and Buyer shall accept possession of the Property on the Closing Date, "AS IS, WHERE IS, WITH ALL FAULTS", with no right of setoff or reduction in the Purchase Price, (ii) except as set forth in Section 7.2, none of the Seller or its agents, advisors, officers, directors employees, affiliates, members, constituent partners, managers or representatives (collectively, "Seller Parties") have or shall be deemed to have made any verbal or written representations, warranties, promises or guarantees (whether express, implied, statutory or otherwise) to Buyer with respect to the Property, (iii) Buyer has independently confirmed to its satisfaction all information that it considers material to its purchase of the Property, and (iv) Buyer expressly understands and acknowledges that it is possible that unknown problems, conditions, losses, costs, damages, claims, liabilities, expenses, demands and obligations may exist with respect to the Property (clauses (i), (ii), (iii) and (iv), the "Liabilities") and that Buyer explicitly took that possibility into account in determining and agreeing to the Purchase Price, and that a portion of such consideration, having been bargained for between Parties with the knowledge of the possibility of such unknown Liabilities shall be given in exchange for a full accord and satisfaction and discharge of all such Liabilities.
- Release. BUYER HEREBY RELEASES EACH OF THE SELLER PARTIES FROM, AND WAIVES ANY AND ALL LIABILITIES AGAINST EACH OF THE SELLER PARTIES, WHETHER ARISING OR ACCRUING BEFORE, ON OR AFTER THE DATE HEREOF AND WHETHER ATTRIBUTABLE TO EVENTS OR CIRCUMSTANCES WHICH HAVE HERETOFORE OR MAY HEREAFTER OCCUR. WITHOUT LIMITATION ON THE GENERALITY OF THE FOREGOING, THE FOREGOING RELEASE INCLUDES, WITHOUT LIMITATION, A RELEASE OF ANY AND ALL LIABILITIES WITH RESPECT TO (AND LIABILITIES INCLUDE, WITHOUT LIMITATION) THE STRUCTURAL, PHYSICAL, OR ENVIRONMENTAL CONDITION OF THE PROPERTY; AND ANY AND ALL LIABILITIES RELATING TO THE RELEASE OF OR THE PRESENCE, DISCOVERY OR REMOVAL OF ANY SUBSTANCE, CHEMICAL, WASTE OR MATERIAL THAT IS OR BECOMES REGULATED BY ANY FEDERAL, STATE OR LOCAL GOVERNMENTAL AUTHORITY BECAUSE OF ITS TOXICITY, INFECTIOUSNESS, RADIOACTIVITY, EXPLOSIVENESS, IGNITABILITY, CORROSIVENESS OR REACTIVITY, INCLUDING, WITHOUT LIMITATION, ASBESTOS OR ANY SUBSTANCE CONTAINING MORE THAN 0.1 PERCENT ASBESTOS, THE GROUP OF COMPOUNDS KNOWN AS POLYCHLORINATED BIPHENYLS, FLAMMABLE EXPLOSIVES, OIL, PETROLEUM OR ANY REFINED PETROLEUM PRODUCT (COLLECTIVELY, "HAZARDOUS MATERIALS") IN, AT, ABOUT OR UNDER THE PROPERTY, OR FOR, CONNECTED WITH OR ARISING OUT OF ANY AND ALL CLAIMS OR CAUSES OF ACTION BASED UPON CERCLA (COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT OF 1980, 42 U.S.C. §§9601 ET SEQ., AS AMENDED BY SARA (SUPERFUND AMENDMENT AND REAUTHORIZATION ACT OF 1986) AND AS MAY BE FURTHER AMENDED FROM TIME TO TIME), THE RESOURCE CONSERVATION AND RECOVERY ACT OF 1976, 42 U.S.C. §§6901 ET SEQ., OR ANY RELATED CLAIMS OR CAUSES OF ACTION OR ANY OTHER FEDERAL, STATE OR MUNICIPAL BASED STATUTORY OR REGULATORY CAUSES OF ACTION FOR ENVIRONMENTAL CONTAMINATION AT, IN, ABOUT OR UNDER THE PROPERTY. EXCEPT WITH RESPECT TO THE REPRESENTATIONS AND WARRANTIES SET FORTH IN SECTION 7.2 BELOW. WITHOUT LIMITATION ON THE GENERALITY OF THE FOREGOING, NEITHER BUYER NOR

ANY OF BUYER'S AFFILIATES NOR ANY OF THEIR REPRESENTATIVES, EMPLOYEES, OFFICERS, DIRECTORS, EMPLOYEES, PARTNERS, AGENTS, CONTRACTORS, SUCCESSORS, ASSIGNS OR INVITEES (COLLECTIVELY, THE "BUYER PARTIES") SHALL HAVE ANY CLAIM, RIGHT OR DEFENSE AGAINST SELLER OR ANY OF THE SELLER PARTIES WITH RESPECT TO, IN CONNECTION WITH OR ARISING OUT OF THE PROPERTY, AND BUYER WAIVES, ON BEHALF OF BUYER AND THE BUYER PARTIES, ANY AND ALL SUCH CLAIMS, RIGHTS AND DEFENSES OF BUYER AND THE BUYER PARTIES AND AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND SELLER AND THE SELLER PARTIES FROM AND AGAINST ANY AND ALL SUCH CLAIMS, RIGHTS AND DEFENSES OF BUYER AND THE BUYER PARTIES.

Seller's Initials

Buyer's Initials

ARTICLE 4 CLOSING COSTS

Seller shall pay the following costs and expenses associated with the transactions contemplated hereby (the "Transaction"): (i) one-half of all recording and filing charges in connection with the instrument by which Seller conveys the Property; (ii) one-half of the escrow or closing charges; and (iii) all fees due its attorneys in connection with the Transaction. Buyer shall pay (i) all premiums and charges of the Title Company for the Title Policy (as hereinafter defined); (ii) all charges for any current survey of the Property required for issuance of the Title Policy; (iii) one-half of all recording and filing charges in connection with the instrument by which Seller conveys the Property; (iv) one-half of the escrow or closing charges; (v) all transfer taxes, sales taxes and similar charges, if any, applicable to the transfer of the Property to Buyer; (vi) all fees due its attorneys in connection with the Transaction, and (vii) all lenders' fees related to any financing to be obtained by Buyer. The obligations of the Parties under this Article 4 shall survive the Closing (and not be merged therein) or any earlier termination of this Agreement.

ARTICLE 5 CLOSING

- 5.1 Closing Date. Closing shall occur on a date mutually agreed by the Parties (the "Closing Date"), which Closing Date shall be ______ [SPECIFY DATE not less than twenty (20) nor more than sixty (60) Business Days after the Purchase Option Date]. The Parties shall conduct an escrow-style closing through the Title Company (the "Escrow Agent") so that it will not be necessary for any Party to attend the closing of the Transaction.
- 5.2 Title Transfer and Payment of Purchase Price. Provided all conditions precedent to Seller's obligations hereunder have been satisfied, Seller agrees to convey the Property to Buyer upon confirmation of receipt of the Purchase Price by the Escrow Agent as set forth below. Notwithstanding the foregoing, in addition to its other rights and remedies, Seller shall have the right to terminate this Agreement at any time if such payment is not received in Seller's designated account by 5:00 p.m. local time at the Property on the Closing Date.
- 5.3 Seller's Closing Deliveries. No later than 5:00 p.m. local time at the Property on the last Business Day (defined as every calendar day Monday through Friday, inclusive, but excluding legal

Attachment 2 to Exhibit F - Page 3

holidays of the United States and the State of Nevada) before the Closing Date, Seller shall deliver or cause to be delivered the following:

- (a) <u>Deed</u>. A Grant, Bargain and Sale Deed in the form of <u>Addendum B</u> attached hereto and incorporated herein by this reference ("**Deed**") executed and acknowledged by Seller, conveying title to the Property in fee simple absolute free and clear of liens and encumbrances except only the following: recorded easements for utilities and for the distribution of municipal services of every kind serving the Property; recorded building and use restrictions; agreements entered into under any municipal, zoning, or building codes or regulations; taxes and assessments, general and special, levied in the year of the Closing and thereafter, not yet due; and the Original Encumbrances (as defined in Section 6.2(c) below).
- (b) <u>Bill of Sale</u>. A bill of sale in the form of <u>Addendum C</u> attached hereto and incorporated herein by this reference ("**Bill of Sale**") executed and acknowledged by Seller.
- (c) <u>Non-Foreign Status Affidavit</u>. A non-foreign status affidavit substantially in the form of <u>Addendum D</u> attached hereto and incorporated herein by this reference, as required by Section 1445 of the Internal Revenue Code executed by Seller.
- (d) <u>Drawings</u>. To the extent not already obtained by or delivered to Buyer, copies of any survey of the Property and any architectural or engineering drawings of the Property and utilities layout plans in Seller's possession or under its control; provided, however, that Seller makes no representation or warranty with respect to the same.
- (e) <u>Warranties</u>. Copies of all assignable warranties and guaranties of the equipment or improvements located at the Property to the extent in Seller's possession or control; provided, however, that Seller makes no representation or warranty with respect to the same.
- (f) <u>Title Company Documents</u>. An owner's affidavit, a so-called "gap" affidavit, undertaking or indemnity, as applicable, and a broker lien affidavit, as may be customarily supplied to the Title Company to enable the Title Company to issue the Title Policy; provided, however, that such affidavits, undertakings and/or indemnities shall reflect that Buyer has leased all of the Property before the Closing Date pursuant to that certain Lease Agreement dated as of December 20, 2013 pursuant to which Seller, as Landlord, leased the Property to Buyer, as Tenant (the "Lease") Lease.
- (g) Evidence of Authority. Documentation to establish to Buyer's reasonable satisfaction the due authorization of Seller's disposition of the Property and Seller's execution of this Agreement and the documents required to be delivered by Seller and the consummation of the Transaction.
- (h) Other Documents. Such other documents as may be reasonably required by the Title Company or may be agreed upon by Seller and Buyer to consummate the Transaction.
- 5.4 Buyer's Closing Deliveries. No later than 5:00 p.m. local time at the Property on the last Business Day before the Closing Date, Buyer shall deliver or cause to be delivered the following:
 - (a) <u>Purchase Price</u>. The Purchase Price, plus any other amounts required to be paid by Buyer at Closing.

- (b) <u>Bill of Sale</u>. The Bill of Sale executed by Buyer.
- (c) <u>Evidence of Authority</u>. Documentation to establish to Seller's reasonable satisfaction the due authorization of Buyer's acquisition of the Property and Buyer's execution of this Agreement and the documents required to be delivered by Buyer and the consummation of the Transaction.
- (d) <u>Other Documents</u>. Such other documents as may be reasonably required by the Title Company or may be agreed upon by Seller and Buyer to consummate the Transaction.

ARTICLE 6 CONDITIONS TO CLOSING

- 6.1 Conditions to Seller's Obligations. Seller's obligation to close the Transaction is conditioned on all of the following, any or all of which may be waived by Seller by an express written waiver, at its sole option:
 - (a) Representations True. All representations and warranties made by Buyer in this Agreement shall be true and correct in all material respects on and as of the Closing Date, as if made on and as of such date except to the extent they expressly relate to an earlier date;
 - (b) <u>Buyer's Financial Condition</u>. No petition has been filed by or against Buyer under the Federal Bankruptcy Code or any similar State or Federal Law, whether now or hereafter existing; and
 - (c) <u>Buyer's Deliveries Complete</u>. Buyer shall have delivered the funds required hereunder and all of the documents to be executed by Buyer set forth in <u>Section 5.4</u> and shall have performed all other covenants, undertakings and obligations, and complied with all conditions required by this Agreement, to be performed or complied with by Buyer at or before the Closing Date.
- 6.2 Conditions to Buyer's Obligations. Buyer's obligation to close the Transaction is conditioned on all of the following, any or all of which may be expressly waived by Buyer in writing, at its sole option:
 - (a) Representations True. The representations made by Seller in Section 7.2 shall be true and correct in all material respects on and as of the Closing Date, as if made on and as of such;
 - (b) <u>Seller's Deliveries Complete</u>. Seller shall have delivered all of the documents and other items required pursuant to <u>Section 5.3</u> and shall have performed all other covenants, undertakings and obligations, and complied with all conditions required by this Agreement, to be performed or complied with by Seller at or before the Closing Date.
 - (c) <u>Title Policy</u>. At Closing, First American Title Company, or its successor (the "**Title Company**") shall issue to Buyer an owner's title insurance policy, with customary extended coverage endorsements, in the amount of Buyer's purchase financing, showing title to the Property to be vested in Buyer subject only to (i) taxes and assessments, general and special, not yet due and payable, (ii) any exceptions created by Buyer or any of Buyer's agents,

representatives, invitees, employees, contractors or affiliates or anyone claiming by or through any of the foregoing, (iii) exceptions shown on that certain Commitment for Title Insurance number 13-05-0166-KR issued by Nevada Title Company and dated December 5, 2013 at 7:30 a.m. (iv) agreements entered into under any municipal, zoning, or building codes or regulations, and (v) exceptions necessary to permit the use of the Property for the uses permitted under the Lease ((i)-(v) altogether being known as the "Original Encumbrances") (the "Title Policy").

- 6.3 Waiver of Failure of Conditions Precedent. At any time or times on or before the date specified for the satisfaction of any condition, Seller or Buyer may elect in writing to waive the benefit of any such condition set forth in Section 6.1 or Section 6.2, respectively. By closing the Transaction, Seller and Buyer shall be conclusively deemed to have waived the benefit of any remaining unfulfilled conditions set forth in Section 6.1 and Section 6.2, respectively. If any of the conditions set forth in Sections 6.1 or 6.2 are neither waived nor fulfilled, Seller or Buyer (as appropriate) may exercise such rights and remedies, if any, that such Party may have pursuant to the terms of Article 9 hereof.
- 6.4 Waiver of Tender of Deed and Purchase Monies. The tender of an executed Deed by Seller and the tender by Buyer of the portion of the Purchase Price payable at Closing are mutually waived, but nothing in this Agreement shall be construed as a waiver of Seller's obligation to deliver the Deed and/or of the concurrent obligation of Buyer to pay the portion of the Purchase Price payable at Closing.

ARTICLE 7 REPRESENTATIONS AND WARRANTIES

- 7.1 Buyer's Representations. Buyer represents and warrants to, and covenants with, Seller as follows:
 - 7.1.1 <u>Buyer's Authorization</u>. Buyer (i) is duly organized (or formed), validly existing and in good standing under the laws of its State of organization and, to the extent required by law, the State in which the Property is located, (ii) is authorized to consummate the Transaction and fulfill all of its obligations hereunder, and (iii) has all necessary power to execute and deliver this Agreement and all documents contemplated hereby to be executed by Buyer, and to perform all of Buyer's obligations hereunder and thereunder. This Agreement and all Closing Documents to be executed by Buyer have been duly authorized by all requisite partnership, corporate or other required action on the part of Buyer and are the valid and legally binding obligation of Buyer, enforceable in accordance with their respective terms. Neither the execution and delivery of this Agreement or any other document to be executed by Buyer, nor the performance of the obligations of Buyer hereunder or thereunder will result in the violation of any Law or any provision of the organizational documents of Buyer or will conflict with any order or decree of any court or governmental instrumentality of any nature by which Buyer is bound.
 - 7.1.2 <u>Buyer's Financial Condition</u>. No petition has been filed by or against Buyer under the Federal Bankruptcy Code or any similar State or Federal Law.
 - 7.1.3 <u>PATRIOT Act Compliance</u>. Neither Buyer nor, to Buyer's actual knowledge, any person, group, entity or nation that Buyer is acting, directly or indirectly for, or on behalf of, is named by any Executive Order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism) or the United States Treasury Department as a terrorist, "Specially Designated National

and Blocked Person," or is otherwise a banned or blocked person, group, entity, or nation pursuant to any Law that is enforced or administered by the Office of Foreign Assets Control, and Buyer is not engaging in this Transaction, directly or, to Buyer's actual knowledge, indirectly, on behalf of, or instigating or facilitating this Transaction, directly or, to Buyer's actual knowledge, indirectly, on behalf of, any such person, group, entity or nation. Buyer is not engaging in this Transaction, directly or indirectly, in violation of any Laws relating to drug trafficking, money laundering or predicate crimes to money laundering. None of the funds of Buyer have been or will be derived from any unlawful activity with the result that the investment of direct or indirect equity owners in Buyer is prohibited by Law or that the Transaction or this Agreement is or will be in violation of Law. Buyer has and shall continue to implement procedures, and has consistently and shall continue to consistently apply those procedures, to ensure the foregoing representations and warranties remain true and correct at all times before Closing.

7.2 Seller's Representations.

- 7.2.1 Seller's Authorization. Seller represents and warrants to Buyer that Seller (i) is duly organized (or formed), validly existing and in good standing under the laws of its State of organization and, to the extent required by law, the State in which the Property is located, (ii) is authorized to consummate the Transaction and fulfill all of its obligations hereunder and under all documents to be executed by Seller pursuant hereto, and (iii) has all necessary power to execute and deliver this Agreement and such other documents to be executed by Seller, and to perform all of Seller's obligations hereunder and thereunder. This Agreement and all documents to be executed by Seller pursuant hereto have been duly authorized by all requisite partnership, corporate or other required action on the part of Seller and are the valid and legally binding obligation of Seller, enforceable in accordance with their respective terms. Neither the execution and delivery of this Agreement or the other documents to be executed by Seller pursuant hereto, nor the performance of the obligations of Seller hereunder or thereunder will result in the violation of any Law or any provision of the organizational documents of Seller or will conflict with any order or decree of any court or governmental instrumentality of any nature by which Seller is bound.
- 7.2.2 <u>Seller's Financial Condition</u>. No petition has been filed by or against Seller under the Federal Bankruptcy Code or any similar State or Federal Law.
- 7.2.3 PATRIOT Act Compliance. Neither Seller nor to Seller's actual knowledge, any person, group, entity or nation that Seller is acting, directly or indirectly for, or on behalf of, is named by any Executive Order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism) or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person," or is otherwise a banned or blocked person, group, entity, or nation pursuant to any Law that is enforced or administered by the Office of Foreign Assets Control, and Seller is not engaging in this Transaction, directly or, to Seller's actual knowledge, indirectly, on behalf of, or instigating or facilitating this Transaction, directly or, to Seller's actual knowledge, indirectly, on behalf of, any such person, group, entity or nation. Seller is not engaging in this Transaction, directly or indirectly, in violation of any Laws relating to drug trafficking, money laundering or predicate crimes to money laundering. Seller has and shall continue to implement procedures, and has consistently and shall continue to consistently apply those procedures, to ensure the foregoing representations and warranties remain true and correct at all times before Closing.

- 7.3 Survival. The representations set forth in this Article 7 shall survive the Closing or any termination of this Agreement.
- 7.4 Maximum Liability. In the event of a breach of Section 7.2.1 before Closing, Buyer's sole remedy shall be to terminate this Agreement; provided, however, that Seller shall have the right to cure such breach and to extend the Closing date to do so.

ARTICLE 8 BROKERS

Each Party represents to the other that it has not dealt with any broker in connection with the Transaction to whom a commission or fee is or may be owing as a result of the Transaction. Seller agrees to hold Buyer harmless and indemnify Buyer from and against any and all fees, commissions, costs, claims or expenses (including reasonable attorneys' fees, expenses and disbursements) suffered or incurred by Buyer as a result of any claims by any party claiming to have represented Seller as broker in connection with the Transaction. Buyer agrees to hold Seller harmless and indemnify Seller from and against any and all fees, commissions, costs, claims or expenses (including reasonable attorneys' fees, expenses and disbursements) suffered or incurred by Seller as a result of any claims by any other party claiming to have represented Buyer as broker in connection with the Transaction. This Article 8 shall survive the Closing or any termination of this Agreement.

ARTICLE 9 DEFAULT

- 9.1 By Buyer. If, on or before the Closing Date, (i) Buyer is in default of any of its obligations hereunder, or (ii) any of Buyer's representations or warranties are, in the aggregate, untrue, inaccurate or incorrect, in any material respect, or (iii) the Closing otherwise fails to occur by reason of Buyer's failure or refusal to perform its obligations hereunder, then Seller may elect to (i) terminate this Agreement by written notice to Buyer and receive immediate payment of the Deposit as liquidated damages for Buyer's default; (ii) waive the condition and proceed to close the Transaction; or (iii) exercise any and all remedies allowed at law, in equity, or otherwise, and recover damages. If this Agreement is so terminated, then neither Party shall have any further rights or obligations hereunder other than any arising under any section herein which expressly provides that it survives the termination of this Agreement.
- 9.2 By Seller. If, at the Closing, (i) Seller is in default of any of its obligations hereunder, or (ii) any of Seller's representations or warranties in Section 7.2 are, in the aggregate, untrue, inaccurate or incorrect in any material respect, or (iii) the Closing otherwise fails to occur by reason of Seller's failure or refusal to perform its obligations hereunder, then Buyer shall have the right, to elect, as its sole and exclusive remedy, to (a) terminate this Agreement by written notice to Seller, and thereafter, the Parties shall have no further rights or obligations hereunder except for obligations which expressly survive the termination of this Agreement, (b) waive the condition and proceed to close the Transaction, or (c) if the Closing fails to occur, seek specific performance of this Agreement by Seller. As a condition precedent to Buyer exercising any right it may have to bring an action for specific performance hereunder, Buyer must commence such an action within thirty (30) Business Days after the occurrence of Seller's default. Buyer agrees that its failure to timely commence such an action for specific performance within such thirty (30) Business Day period shall be deemed a waiver by it of its right to commence an action for specific performance as well as a waiver by it of any right it may have

to file or record a notice of *lis pendens* or notice of pendency of action or similar notice against any portion of the Property.

ARTICLE 10 CONDEMNATION/CASUALTY

- 10.1 Allocation of Proceeds and Awards. If a condemnation or casualty occurs, except for a condemnation of the entire Property or complete destruction of all of the building(s) and improvements on the Property in which case either Buyer or Seller may elect to terminate this Agreement, this Agreement shall remain in full force and effect, Buyer shall acquire the remainder of the Property upon the terms and conditions set forth herein and at the Closing and, if Seller has received such awards or proceeds, after deducting any costs of collection, Seller shall pay the same to Buyer, and if Seller has not received such awards or proceeds, Seller shall assign to Buyer at the Closing (without recourse to Seller) the rights of Seller to, and Buyer shall be entitled to receive and retain, such awards or proceeds.
- 10.2 Waiver. The provisions of this Article 10 supersede the provisions of any applicable laws with respect to the subject matter of this Article 10.

ARTICLE 11 MISCELLANEOUS

- 11.1 Buyer's Assignment. Buyer may not assign this Agreement or its rights hereunder to any individual or entity without the prior written consent of Seller, which consent Seller may grant or withhold in its reasonable discretion, and any such assignment shall be null and void ab initio. Any transfer, directly or indirectly, of any stock, partnership interest or other ownership interest in Buyer shall constitute an assignment of this Agreement.
- 11.2 Survival/Merger. Except for the provisions of this Agreement which are explicitly stated to survive the Closing, (i) none of the terms of this Agreement shall survive the Closing, and (ii) the delivery of the Purchase Price, the Deed and the other documents to be delivered in connection herewith and the acceptance thereof shall effect a merger, and be deemed the full performance and discharge of every obligation on the part of Buyer and Seller to be performed hereunder.
- 11.3 Integration; Waiver. This Agreement, together with the Exhibits hereto, embodies and constitutes the entire understanding between the Parties with respect to the Transaction and all prior agreements, understandings, representations and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged or terminated except by an instrument signed by the Party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No waiver by either Party of any failure or refusal by the other Party to comply with its obligations hereunder shall be deemed a waiver of any other or subsequent failure or refusal to so comply.
- 11.4 Governing Law. This Agreement shall be governed by, and construed in accordance with, the law of the State in which the Property is located, without reference to any choice of law provisions or principles.
- 11.5 Captions Not Binding; Exhibits. The captions in this Agreement are inserted for reference only and in no way define, describe or limit the scope or intent of this Agreement or of any of

Attachment 2 to Exhibit F - Page 9

the provisions hereof. All Exhibits attached hereto shall be incorporated by reference as if set out herein in full.

- 11.6 Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and permitted assigns.
- 11.7 Severability. If any term or provision of this Agreement or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.
- 11.8 Notices. Any notices under this Option must be in writing and must be sent by (i) personal delivery, (ii) by United States registered or certified mail (postage prepaid), (iii) by electronic mail or facsimile (with a copy sent the same day by one of the other prescribed methods of delivery) or (iv) by an independent overnight courier service, addressed to the addresses specified below or at such other place as a Party may designate to the other Parties by written notice given in accordance with this Section. Notices given by registered or certified mail are deemed effective three (3) Business Days after the Party sending the notice deposits the notice with the United States Post Office. Notices given by electronic mail or facsimile are deemed effective on the Business Day transmitted (or, if transmitted on a day that is not a Business Day, then on the next occurring Business Day). Notices delivered by overnight courier are deemed effective on the next Business Day after the day the Party delivering the notice timely deposits the notice with the courier for overnight (next day) delivery.

If to Seller: CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067 Attention: Glenn Pierce Facsimile: (310) 272-1581

Email: gpierce@canyonagassi.com

With Copies to: CA Las Vegas Stephanie Road LLC

c/o Canvon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067

Attention: Roshan Sonthalia, Esq.

Facsimile: (310) 272-1531

Email: rsonthalia@canyonpartners.com

And to: CA Las Vegas Stephanie Road LLC

c/o Canyon-Agassi Charter School Facilities Fund, L.P.

2000 Avenue of the Stars, 11th Floor

Los Angeles, CA 90067 Attention: Aarthi Sowrirajan Facsimile: (310) 272-1871

Email: asowrirajan@canyonagassi.com

And to: Quarles & Brady LLP

Attachment 2 to Exhibit F - Page 10

411 East Wisconsin Avenue

Suite 2350

Milwaukee, WI 53202

Attn: Michael J. Ostermeyer Facsimile: (414) 978-8956

Email: michael.ostermeyer@quarles.com

If to Buyer:

Somerset Academy of Las Vegas

c/o Academica Nevada

8235 S. Eastern Avenue, Suite 150

Las Vegas, NV 89123 Facsimile: (702) 431-6250

Email: rreeves@academicanv.com

With Copy to:

Jeffrey Blanck, Esq. 485 West Fifth Street Reno, Nevada 89503 Facsimile: (775) 323-5944

Email: jblanck@jeffreyblancklaw.com

Any notice by either Party hereto, whether required or permissible hereunder, may be given by such Party's then current attorney, which notice, when given by such attorney, shall be deemed equally as effective as if given by such Party directly.

- 11.9 Counterparts. This Agreement may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.
- 11.10 No Recordation. Seller and Buyer each agrees that neither this Agreement nor any memorandum or notice hereof shall be recorded and Buyer agrees (i) not to file any notice of pendency or other instrument (other than a judgment) against the Property or any portion thereof in connection herewith and (ii) to indemnify Seller against all Liabilities (including reasonable attorneys' fees, expenses and disbursements) incurred by Seller by reason of the filing by Buyer of such notice of pendency or other instrument. Notwithstanding the foregoing, if the same is permitted pursuant to applicable law, Buyer shall be entitled to record a notice of *lis pendens* if Buyer is entitled to seek (and is actually seeking) specific performance of this Agreement by Seller in accordance with the terms of Section 9.2 hereof.
- 11.11 Additional Agreements; Further Assurances. Subject to the terms and conditions herein provided, each of the Parties shall execute and deliver such documents as the other Party shall reasonably request in order to consummate and make effective the Transaction; provided, however, that the execution and delivery of such documents by such Party shall not result in any additional liability or cost to such Party.
- 11.12 Construction. The Parties acknowledge that each Party and its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement, any amendment or modification hereof or any of the Closing Documents.
 - 11.13 Time of Essence. Time is of the essence with respect to this Agreement.

- 11.14 Waiver of Jury Trial. Each of the Parties hereby agrees to waive its respective rights to a jury trial of any claim or cause of action based on or arising out of: this Agreement or any other document or instrument between the Parties relating to this Agreement; the property; or any dealings between the Parties relating to the subject matter of this Agreement. In the event of litigation, this Agreement may be filed as a written consent to a trial by the court without a jury.
- 11.15 Email or Facsimile Signatures. Signatures to this Agreement transmitted by electronic mail or facsimile shall be valid and effective to bind the Party so signing. Each Party agrees to promptly deliver an executed original of this Agreement with its actual signature to the other Party, but a failure to do so shall not affect the enforceability of this Agreement, it being expressly agreed that each Party shall be bound by its own emailed or facsimile signature and shall accept the emailed or facsimile signature of the other Party.
- 11.16 Attorneys' Fees. Should any action or other proceeding be necessary to enforce any of the provisions of this Agreement or the various obligations or transactions contemplated hereto, or in the event of any dispute between the Parties relating to this Agreement, the prevailing Party shall be entitled to recover, in addition to any other relief to which such Party may be entitled, its actual attorneys' fees and costs, and all referee and reference proceeding fees, costs and expenses, incurred in connection with the prosecution or defense, as the case may be, of such action.

[Signatures begin on next page.]

By:____

Name: Title:

IN WITNESS WHEREOF, each Party has caused this Agreement to be duly executed as of

ADDENDUM A

(of Attachment 2 to Exhibit F)

LEGAL DESCRIPTION

PARCEL I:

A PORTION OF LOT 1, BLOCK 1 AS SHOWN IN THAT FINAL MAP TITLE "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 99, PAGE 69 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, BEING AT THE CENTERLINE INTERSECTION OF WIGWAM PARKWAY AND STEPHANIE STREET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, COINCIDENT WITH THE CENTERLINE OF SAID WIGWAM PARKWAY, NORTH 89°13'44" EAST, 1,285.91 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, SOUTH 01°22'37" WEST, 40.03 FEET TO THE NORTHEAST CORNER OF "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION"; THENCE CONTINUING ALONG THE EAST LINE OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 01°22'37" WEST, 628.21 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°22'37" WEST, 277.11 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 89°09'56" WEST, 746.81 FEET; THENCE DEPARTING SAID SOUTH LINE, ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A QUITCLAIM DEED, RECORDED JUNE 8, 2010 AS INSTRUMENT 201006080003659 OF OFFICIAL RECORDS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°50'04" WEST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°04'42", AN ARC LENGTH OF 148.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 56°45'23" WEST: 3) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'42", AN ARC LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 78°32'05" EAST; THENCE NORTH 89°09'56" EAST, 677.38 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER DESCRIBED AS PARCEL 4 ON THAT CERTAIN RECORD OF SURVEY FILE 183, PAGE 50, RECORDED FEBRUARY 15, 2011 IN BOOK 20110215 AS DOCUMENT NO. 01590 OF OFFICIAL RECORDS.

PARCEL II:

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR TRAVERSE POINT LANDSCAPE MAINTENANCE ASSOCIATION RECORDED NOVEMBER 30, 2000 IN BOOK 20001130 AS DOCUMENT NO. 02327 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

PARCEL III:

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND CONDITIONS RECORDED FEBRUARY 18, 2011 IN BOOK 20110218 AS DOCUMENT NO. 01866 AND RECORDED AUGUST 18, 2011 IN BOOK 20110818 AS DOCUMENT NO. 03352 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

APN: 178-15-310-011

ADDENDUM B

(of Attachment 2 to Exhibit F)

FORM OF DEED

APN:
When Recorded Mail To:
Mail Tax Bills to:
Name
Address
City, State, Zip
RPTT:
GRANT, BARGAIN, SALE DEED
THIS INDENTURE WITNESSETH: That CA Las Vegas Stephanie Road LLC, a Delaware limited liability company ("Grantor"), having an office at
, in consideration of the sum of TEN DOLLARS (\$10.00) and
other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to, a
("Grantee"), its successors and assigns, all right, title and interest in, to and
under the tracts, pieces or parcels of real property situated in the County of Clark, State of Nevada, more particularly described on Exhibit A attached hereto and incorporated herein by reference.
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

Addendum B of Attachment 2 to Exhibit F - Page 1

SUBJECT TO cu way, easements, restriction	irrent taxes and ons, reservations	assessments are and other matte	nd existing liens, enders of record.	cumbrances, right-of
Dated as of the	day of, 20	<u></u> .		
		_	as Stephanie Road Ll limited liability comp	
		By: CACSF member	F REIT, a Maryland s	statutory trust, its sole
		Ву:		
		Print Name:		
		Title:		<u></u>
STATE OF NEVADA)			
COUNTY OF CLARK)			
This instrument was ackn	owledged befor	re me on	,20,by	
		as		01
			(Signature of notar	rial officer)

Addendum B of Attachment 2 to Exhibit F - Page 2

ADDENDUM C

(of Attachment 2 to Exhibit F)

FORM OF BILL OF SALE

THIS BILL OF SALE (this "Bill of Sale"), is made as of _______, 20____ by and between CA Las Vegas Stephanie Road LLC, a Delaware limited liability company ("Seller") and Somerset Academy of Las Vegas, a Nevada public charter school ("Buyer").

WITNESSES:

WHEREAS, pursuant to the terms of that certain Sale Agreement, dated as of ______, 20___, by and between Seller and Buyer (as the same may be amended or modified, the "Sale Agreement"), Seller agreed to sell to Buyer, inter alia, certain real property, the improvements located thereon and certain rights appurtenant thereto, all as more particularly described in the Sale Agreement (collectively, the "Real Property"). Initially capitalized terms not otherwise defined herein shall have the respective meanings ascribed to such terms in the Sale Agreement; and

WHEREAS, in connection with the above described conveyance Seller desires to sell, transfer and convey to Buyer certain items of tangible personal property as hereinafter described.

NOW, THEREFORE, in consideration of the receipt of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand by Buyer to Seller, the receipt and sufficiency of which are hereby acknowledged, Seller has GRANTED, CONVEYED, SOLD, TRANSFERRED, SET OVER and DELIVERED and by these presents does hereby GRANT, SELL, TRANSFER, SET OVER and DELIVER to Buyer, its legal representatives, successors and assigns, and Buyer hereby accepts (i) all right, title and interest in and to all tangible personal property owned by Seller that is located on the Real Property and used in the ownership, operation and maintenance of the Real Property, (ii) a non-exclusive interest in any assignable warranties and guaranties of the equipment or improvements located at the Real Property, and (iii) a non-exclusive interest in any assignable representations which Seller received from its seller when it acquired the Real Property.

This Bill of Sale is made without any covenant, warranty or representation by, or recourse against, Seller as more expressly set forth in the Sale Agreement and without limitation on the foregoing is subject to the terms and provisions of Article 3 of the Sale Agreement, which is incorporated herein by reference.

This Bill of Sale may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

If any term or provision of this Bill of Sale or the application thereof to any persons or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Bill of Sale or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each term and provision of this Bill of Sale shall be valid and enforced to the fullest extent permitted by law.

Signatures to this Bill of Sale transmitted by electronic mail or facsimile shall be valid and effective to bind the party so signing. Each party agrees to promptly deliver an execution original to this Bill of Sale with its actual signature to the other party, but a failure to do so shall not affect the enforceability

of this Bill of Sale, it being expressly agreed that each party to this Bill of Sale shall be bound by its own emailed or facsimile signature and shall accept the emailed or facsimile signature of the other party to this Bill of Sale.

IN WITNESS WHEREOF, the undersigned have executed this Bill of Sale to be effective as of the date first set forth hereinabove.

SELLER:	CA LAS VEGAS STEPHANIE ROAD LLC, a Delaware limited liability company
	By: CACSFF REIT, a Maryland statutory trust, its sole member
	By: Name: Title:
BUYER:	SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school
	By: Name: Title:

ADDENDUM D

(of Attachment 2 to Exhibit F)

FORM OF FIRPTA AFFIDAVIT

Section 1445 of the Internal Revenue Code (the "Code") provides that a transferee of a United States real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including Section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a United States real property interest by CA Las Vegas Stephanie Road LLC ("Seller"), the undersigned hereby certifies the following on behalf of Seller:

1. those term		Seller is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as defined in the Internal Revenue Code and Income Tax Regulations); and
2.		Seller is not a disregarded entity as defined in §1.1445-2(b)(2)(iii) of the Code; and
3.		Seller's U.S. employer taxpayer identification number is; and
4.		Seller's office address is
		understands that this certification may be disclosed to the Internal Revenue Service by that any false statement contained herein could be punished by fine, imprisonment, or
my know	ledge	the penalties of perjury, I declare that I have examined this certification and to the best of and belief it is true, correct and complete, and I further declare that I have authority to nent on behalf of Seller.
D	Dated:	, 20
SELLER	₹:	CA LAS VEGAS STEPHANIE ROAD LLC, a Delaware limited liability company
		By: CACSFF REIT, a Maryland statutory trust, its sole member
		By: Name: Title:

EXHIBIT G

Form of Memorandum of Lease

WHEN RECORDED RETURN TO AND MAIL TAX STATEMENTS TO:

CA Las Vegas Stephanie Road LLC c/o Canyon-Agassi Charter School Facilities Fund, L.P. 2000 Avenue of the Stars, 11th Floor Los Angeles, CA 90067

Attention: Roshan Sonthalia, Esq.

APN: 178-15-310-011

THIS MEMORANDUM OF LEASE (the "Memorandum") is entered into this 20th day of December, 2013 (the "Effective Date"), by and between Somerset Academy of Las Vegas, a Nevada public charter school ("Tenant") and CA Las Vegas Stephanie Road LLC, a Delaware limited liability company ("Landlord").

WITNESSETH:

WHEREAS, pursuant to a Lease Agreement (the "Lease") dated as of December 20, 2013 between Landlord and Tenant: Landlord has let to Tenant, and Tenant has leased from Landlord, a certain parcel of real property located in the City of Henderson, Clark County, Nevada and legally described on Attachment 1 attached to and made a part of this Memorandum; and

WHEREAS, likewise pursuant to the Lease, Landlord has granted to Tenant an Option to Purchase the Property (the "Option"), on terms and conditions set forth in the Lease.

WHEREAS, Landlord and Tenant wish to make the existence of the Lease a matter of public record.

NOW THEREFORE, for value received, Landlord and Tenant agree that this Memorandum shall be recorded in the public land records of Clark County, Nevada, and that this Memorandum shall put all persons on notice of the following with respect to the Lease:

LANDLORD:

CA Las Vegas Stephanie Road LLC,

a Delaware limited liability company

TENANT:

Somerset Academy of Las Vegas, a Nevada public charter school

DATE OF EXECUTION:

December 20, 2013

RENT COMMENCEMENT

As determined under Section 2.1 of the Lease

DATE

DESCRIPTION OF

Land, building and improvements located in the City of Henderson,

LEASED PREMISES:

Clark County, Nevada, as more particularly shown on Exhibit A to

the Lease.

TERM:

29 Lease Years plus the potential partial Lease Year occurring

between the Commencement Date (as that term is defined in the

Lease) and June 30, 2043.

OPTION:

Option to purchase the property during a defined period specified in

the Lease, for a Purchase Price calculated according to the terms of

the Lease

This Memorandum is not a complete summary of the Lease or the Option, and the provisions of this Memorandum shall not be used in interpreting the Lease or the Option, nor to vary the terms and conditions of the Lease or the Option. In the event of conflict between this Memorandum and the unrecorded Lease or the unrecorded Option, the unrecorded Lease and the unrecorded Option shall control.

[Signatures continue on next page.]

IN WITNESS OF WHICH Landlord and Tenant have duly executed this Memorandum as of the Effective Date. TENANT: SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school STATE OF NEVERAL COUNTY OF CLOCK) ss. This Memorandum of Lease dated 12120 2013, consisting of_ (including all signature pages, exhibits, schedules and other pages appended or attached to the aforesaid s 18 day of December of the Book Chave of document), was acknowledged before me this 18 2013, by Cryotal Thrist, the Academy of Las Vegas, who personally appeared before me and is known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. IN WITNESS WHEREOF, I have hereunto set my hand and official seal. My Commission Expires:

> KRISTIE PLEISHER otary Public-State of Nevada APPT, NO. 12-9580-1

QB\24439153.1

LANDLORD:

CA Las Vegas Stephanie Road LLC, a Delaware limited liability company

By: CACSFF REIT, a Maryland statutory trust, its sole member

STATE OF CALIFORNIA

)ss.

COUNTY OF LOS ANGELES

Public, personally appeared 70 MANA P. Cott , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

AMANDA KEEDY
Commission # 1991032
Notary Public - California
Los Angeles County
My Comm. Expires Sep 14, 2016

QB\24439153.1

EXHIBIT H
Base Rent Schedule

Lease Year	Period	Base Rent	Monthly Installments
1	Rent Commencement Date- June 30, 2015	\$639,000	\$53,250
2	July 1, 2015-June 30, 2016	\$749,250	\$62,438
3	July 1, 2016-June 30, 2017	\$826,500	\$68,875
4	July 1, 2017-June 30, 2018	\$900,000	\$75,000
5	July 1, 2018-June 30, 2019	\$989,593	\$82,466
6	July 1, 2019-June 30, 2020	\$1,044,081	\$87,007
7	July 1, 2020-June 30, 2021	\$1,067,051	\$88,921
8	July 1, 2021-June 30, 2022	\$1,090,526	\$90,877
9	July 1, 2022-June 30, 2023	\$1,114,517	\$92,876
10	July 1, 2023-June 30, 2024	\$1,139,037	\$94,920
11	July 1, 2024-June 30, 2025	\$1,164,095	\$97,008
12	July 1, 2025-June 30, 2026	\$1,189,705	\$99,142
13	July 1, 2026-June 30, 2027	\$1,215,879	\$101,323
14	July 1, 2027-June 30, 2028	\$1,242,628	\$103,552
15	July 1, 2028-June 30, 2029	\$1,269,966	\$105,831
16	July 1, 2029-June 30, 2030	\$1,297,905	\$108,159
17	July 1, 2030-June 30, 2031	\$1,326,459	\$110,538
18	July 1, 2031-June 30, 2032	\$1,355,641	\$112,970
19	July 1, 2032-June 30, 2033	\$1,385,466	\$115,455
20	July 1, 2033-June 30, 2034	\$1,415,946	\$117,995
21	July 1, 2034-June 30, 2035	\$1,447,097	\$120,591
22	July 1, 2035-June 30, 2036	\$1,478,933	\$123,244
23	July 1, 2036-June 30, 2037	\$1,511,469	\$125,956
24	July 1, 2037-June 30, 2038	\$1,544,722	\$128,727
25	July 1, 2038-June 30, 2039	\$1,578,705	\$131,559
26	July 1, 2039-June 30, 2040	\$1,613,437	\$134,453
27	July 1, 2040-June 30, 2041	\$1,648,933	\$137,411
28	July 1, 2041-June 30, 2042	\$1,685,209	\$140,434
29	July 1, 2042-June 30, 2043	\$1,722,284	\$143,524

EXHIBIT J License Agreement

SUMMARY STATEMENT

This Summary Statement is hereby made a part of that certain License Agreement ("Agreement") by and between the Tenant and Licensee referenced below. Each reference in this Agreement to any of the following terms or phrases shall have the meaning set forth below:

Effective Date:		
Termination Date:	The first to occur of (i) Expiration Date of the Lease	or (ii) the
Landlord:	CA Las Vegas Stephanie Road LLC, company	a Delaware limited liability
Tenant:	Somerset Academy of Las Vegas, a N	Vevada public charter school
Licensee:		•
Property:	The Land and the Building demised to and conditions of the Lease, which Pr	
	Losee Road North Las Vegas, Nevada	
Licensed Premises:	That specific portion of the Property of "Licensed Premises" on the Exhibit A this Agreement, together with certain owned by Tenant and located within a Property described or depicted as the attached Exhibit A	A attached to and made a part of tangible personal property and upon that portion of the
Licensed Use:		
Lease:	The Lease Agreement dated as of Dec between Landlord and Tenant	cember20, 2013 and entered into
Use Fee:	USD00 per full calendar mor	nth or any part thereof
NOTE to all Parties: Initially cap respective meaning ascribed to suc	pitalized terms not expressly defined in the Lease.	this Agreement shall have the

License Agreement

This Agreement is made as of the Effective Date by and between Tenant and Licensee. Tenant and Licensee are known for purposes of this Agreement individually as "Party," and together as the "Parties."

- A. Pursuant to the Lease, Landlord let the Property to Tenant, and Tenant leased the Property from Landlord.
- **B.** Tenant owns certain tangible personal property located upon the Property, and within that portion of the Property described or depicted as the "Licensed Premises" on the attached Exhibit A.
- C. Tenant wishes to grant a license to Licensee for, and Licensee to take a license from Tenant for, the Licensed Premises.

Now, therefore, in consideration of the mutual covenants contained in this Agreement, and of other good and valuable consideration, the receipt and sufficiency of all of which the Parties hereby acknowledge, Tenant and Licensee hereby agree as follows:

- 1. Tenant hereby grants a license to Licensee for the non-exclusive use by Licensee of the Licensed Premises on the terms and conditions of this License. This License is for the Licensed Premises only.
- 2. The term of this License shall commence on the Effective Date and shall end on the Termination Date, the period between the Effective Date and the Termination Date being known for purposes of this Agreement as the "Term." In the event of any default by Licensee of any term or condition of this License, Tenant shall have the right to revoke this License upon two (2) days' written notice to Licensee.
- 3. Licensee shall be responsible for enforcing compliance—by all users of the Licensed Premises—with (i) all terms contained in this License and (ii) all non-monetary terms, covenants, and conditions of the Lease. Notwithstanding Licensee's enforcement obligations hereunder, and further notwithstanding the two (2) days' notice otherwise required under Section 2, above, Tenant shall have the right immediately to revoke this License, without notice in advance, for any violation by Licensee of this Agreement that is also a default of any term, covenant, or condition of the Lease.
- 4. The Use Fee shall be paid to Tenant commencing on the Effective Date, and shall be paid thereafter in monthly installments in advance on the first Business Day of each and every calendar month during the Term. The Use Fee shall be paid without the need for Tenant's demand, and without setoff or reduction of any kind.
- 5. The Licensed Premises shall be used by Licensee for the Licensed Use and for no other purpose whatsoever. Use of the Licensed Premises shall be subject to all of the following: (i) all terms, covenants, and conditions of the Lease; and (ii) all rules and regulations reasonably enacted by Tenant from time to time, provided that such rules and regulations shall not be inconsistent with the terms of the Lease. Licensee agrees to provide Tenant from time to time, upon Tenant's request, a written listing of all designated users who may be present upon the Licensed Premises or the Improvements pursuant to this License. Designated users of the Licensed Premises shall exercise due care for all others present at any time upon, within, or with respect to the same.

- 6. Licensee covenants not to suffer or commit any waste, damage, disfigurement, or injury to the Licensed Premises. Further, Licensee shall keep the Licensed Premises at all times clean, in good operating condition, fully in compliance with all Legal Requirements, and otherwise in the same condition as the Licensed Premises shall be found on the Effective Date, normal wear and tear alone excepted.
- 7. Licensee shall, upon written demand from Tenant, promptly reimburse Tenant for any reasonable cost, charge, or expense incurred by Tenant in providing to the Licensed Premises any of the following (altogether, the "Utility Services"): heating, ventilating, or air conditioning; hot and cold running water; sanitary and storm sewer services; natural gas; electricity; telephone; and data services. Licensee's obligation to reimburse Tenant for the cost, charge, or expense of so providing Utility Services shall survive the expiration or earlier termination of this License. Tenant shall not, however, be liable for any interruption of Utility Services provided to the Licensed Premises, or for any damages to or loss (by theft or otherwise) of any property belonging to Licensee or any of its employees or invitees.
- 8. Licensee, as a material part of the consideration to be rendered to Tenant under this License, and except as expressly prohibited by Legal Requirements, hereby agrees that neither Tenant nor Landlord, nor any of their respective affiliates, officers, directors, employees, volunteers, contractors, servants, or agents of any kind, shall be liable for, and thus that Tenant hereby waives all claims (except claims caused by or resulting from the negligence of Tenant) that Licensee (including, without limitation, Licensee's officers, directors, employees, volunteers, contractors, servants, students, frequenters, licensees, and invitees of every kind) may have for loss, theft, or damage to property, and for injuries to persons in, upon, or about the Licensed Premises from any cause whatsoever. Further, Licensee shall indemnify and hold Tenant and Landlord, and all of their affiliates, officers, directors, employees, volunteers, contractors, servants, and agents of every kind, exempt and harmless from and against any and all claims, liabilities, damages, or injuries to any person (including to the property, goods, wares, or merchandise of any person) that may arise in connection with use of the Licensed Premises by Licensee or Licensee's officers, directors, employees, volunteers, contractors, servants, students, frequenters, licensees, and invitees of every kind, excepting only (i) claims caused by or resulting from Tenant's negligence or that of its contractors, servants or employees or (ii) claims of Landlord asserting that this License (A) violates the terms of the Lease or (B) requires Landlord's prior consent. In case of any action or proceeding brought against Tenant by reason of any obligation on Licensee's part to be performed under the terms of this License, or arising from any act or negligence of Licensee, or Licensee's contractors, agents, servants, employees, contractors, invitees or licensees, Licensee shall, upon notice from Tenant, defend the same at Licensee's expense by counsel reasonably satisfactory to Tenant.
- 9. Licensee shall at all times hereunder, and at its sole expense, maintain in full force and effect, as if "Tenant" under the Lease, policies of insurance of the kinds, and with the limits, required of Tenant under the Lease (the "Required Coverages"), which Required Coverages shall insure against bodily injury and property damage occurring on or to the Licensed Premises, and which Required Coverages shall include both blanket contractual liability and broad form property damage coverages, with only such exclusions as are reasonably acceptable to Tenant.
- **9.01.** The Required Coverages shall protect and include the interests of Tenant and Landlord, and all of their respective officers, directors, employees, volunteers, contractors, servants, and agents of every kind, and hence shall name all of the same as named additional insureds. All insurance coverage(s) required to name additional insureds shall be on a primary and noncontributory basis and shall provide that any insurance maintained by the named additional insureds is excess and noncontributing with

any insurance required hereunder. Insurance coverage required for the named additional insureds shall be at least as broad as that provided by the Additional Insured—Designated Person or Organization Endorsement (ISO Commercial Risk Services Form #CG 20 26 1185) or the most recent version of the same approved by the state in which the Property is located.

- **9.02.** The Required Coverages shall be placed with insurers who have a Best's Insurance Reports rating of no less than A- and a financial size of no less than Class VIII, and who are authorized to do business in the state where the Property is located. Such policies shall further be endorsed to state that coverage shall not be suspended, voided, cancelled, or reduced, in coverage or limits, except after twenty (20) Business Days' prior written notice to both Tenant and Landlord.
- 9.03. Licensee shall, upon Tenant's request, provide Tenant and Landlord with suitable certificates of insurance (including, without limitation, ACORD forms as specified by Tenant) evidencing the Required Coverages. In addition, if any of the insurance coverages required under this License should be poised to expire at any time during Licensee's occupancy under this License, Licensee shall, no less than ten (10) Business Days before expiration of such insurance, provide suitable certificates of insurance evidencing renewal or continuation of the required insurance policies. In the event of a claim, the Licensee shall also provide the Tenant and Landlord with certified copies of the pertinent insurance policies within ten (10) Business Days after having been requested in writing to do so.
- 10. Any notices under this Agreement must be in writing and must be sent by (i) personal delivery, (ii) by United States registered or certified mail (postage prepaid), (iii) by electronic mail or facsimile (with a copy sent the same day by one of the other prescribed methods of delivery) or (iv) by an independent overnight courier service, addressed to the addresses specified below or at such other place as a Party may designate to the other Parties by written notice given in accordance with this Section 10. Notices given by registered or certified mail are deemed effective three (3) Business Days after the Party sending the notice deposits the notice with the United States Post Office. Notices given by electronic mail or facsimile are deemed effective on the Business Day transmitted (or, if transmitted on a day that is not a Business Day, then on the next occurring Business Day). Notices delivered by overnight courier are deemed effective on the next Business Day after the day the Party delivering the notice timely deposits the notice with the courier for overnight (next day) delivery.

If to Tenant:	Somerset Academy of Las Vegas c/o Academica Nevada 8235 S. Eastern Avenue, Suite 150 Las Vegas, NV 89123 Facsimile: (702) 431-6250 Email: rreeves@academicanv.com
With Copy to:	Jeffrey Blanck, Esq. 485 West Fifth Street Reno, Nevada 89503 Facsimile: (775) 323-5944 Email: jblanck@jeffreyblancklaw.com
If to Licensee:	
	Exhibit J - Page 4

	Attention:
	Facsimile:
	Email:
With Copy to:	
	Attention: Facsimile: Email:
If to Landlord:	CA Las Vegas Stephanie Road LLC c/o Canyon-Agassi Charter School Facilities Fund, L.P. 2000 Avenue of the Stars, 11th Floor Los Angeles, CA 90067 Attention: Glenn Pierce Facsimile: (310) 272-1581 Email: gpierce@canyonagassi.com
With Copies to:	CA Las Vegas Stephanie Road LLC c/o Canyon-Agassi Charter School Facilities Fund, L.P. 2000 Avenue of the Stars, 11th Floor Los Angeles, CA 90067 Attention: Roshan Sonthalia, Esq. Facsimile: (310) 272-1531 Email: rsonthalia@canyonpartners.com
And to:	CA Las Vegas Stephanie Road LLC c/o Canyon-Agassi Charter School Facilities Fund, L.P. 2000 Avenue of the Stars, 11th Floor Los Angeles, CA 90067 Attention: Aarthi Sowrirajan Facsimile: (310) 272-1871 Email: asowrirajan@canyonagassi.com
And to:	Quarles & Brady LLP 411 East Wisconsin Avenue Suite 2350 Milwaukee, WI 53202 Attn: Michael J. Ostermeyer Facsimile: (414) 978-8956 Email: michael.ostermeyer@quarles.com

Any notice by either Party hereto, whether required or permissible hereunder, may be given by such Party's then current attorney, which notice, when given by such attorney, shall be deemed equally as effective as if given by such Party directly.

- 11. If the Property is damaged by fire or other casualty rendering the Licensed Premises unusable by Licensee for the Licensed Use, this License shall immediately terminate. Further, if all or any part of the Property is taken by eminent domain proceedings, Tenant may terminate this License at any time in connection therewith upon reasonable notice to Licensee.
- 12. This Agreement and the legal relations between the Parties hereto shall be governed by and construed in accordance with the Legal Requirements of the state in which the Property is located. For purposes of this Agreement, the term "Legal Requirements" means all present and future statutes, laws, codes, regulations, ordinances, orders, rules, bylaws, administrative guidelines, requirements, directives and actions of any federal, state or local governmental or quasi-governmental authority, and other legal requirements of whatever kind or nature that are applicable to the Property.
- 13. This Agreement does not and shall not be deemed to (i) constitute a lease or a conveyance of personal or real property by Tenant, (ii) confer upon Licensee any right, title, estate, or interest in the Property or the Licensed Premises, (iii) give rise to any bailment by Licensee, or (iv) create any relationship between Licensee and Tenant other than as licensee and licensor (including, without limitation, either the relationship of landlord and tenant or the relationship of bailor and bailee. This Agreement grants to Licensee only a personal privilege to use and occupy the Licensed Premises during the Term, revocable on the terms set forth herein. Licensee shall have no right to assign, sublet, transfer, or convey its interest in this License, and any attempt to do so shall make this License immediately null and void. This Agreement may not be recorded in any governmental recording office.
- 14. This Agreement may not be waived or modified except by a written instrument signed by the Parties.
 - 15. Time is of the essence in the performance of all obligations of any Party.

[Signatures begin on next page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

Tenant:

By:		a Nevada public charter school
Licensee:		By:
Licensee:		Name:
By:		Title:
By:		Licensee:
By:		<u> </u>
Name:		
Name: Title: Landlord's Consent Subject (i) to Tenant's continued due and timely performance of all terms, covenants, conditions, and obligations rising under the Lease and (ii) to Tenant's remaining fully liable for such due and timely performance, Landlord tereby delivers to Tenant the consent of Landlord that is required under Section 16.3 of the Lease. Landlord: CA LAS VEGAS STEPHANIE ROAD LLC,		By:
Landlord's Consent Subject (i) to Tenant's continued due and timely performance of all terms, covenants, conditions, and obligations rising under the Lease and (ii) to Tenant's remaining fully liable for such due and timely performance, Landlord tereby delivers to Tenant the consent of Landlord that is required under Section 16.3 of the Lease. Landlord: CA LAS VEGAS STEPHANIE ROAD LLC,		Name:
Landlord's Consent Subject (i) to Tenant's continued due and timely performance of all terms, covenants, conditions, and obligations under the Lease and (ii) to Tenant's remaining fully liable for such due and timely performance, Landlord dereby delivers to Tenant the consent of Landlord that is required under Section 16.3 of the Lease. Landlord: CA LAS VEGAS STEPHANIE ROAD LLC,		Title:
lereby delivers to Tenant the consent of Landlord that is required under Section 16.3 of the Lease. Landlord: CA LAS VEGAS STEPHANIE ROAD LLC,	arising under the Lease and (ii) to Tenan	d timely performance of all terms, covenants, conditions, and obligation t's remaining fully liable for such due and timely performance, Landlor
CA LAS VEGAS STEPHANIE ROAD LLC,	hereby delivers to Tenant the consent of	Landlord that is required under <u>Section 16.3</u> of the Lease.
·		
a Delaware limited liability company		ŗ
		a Delaware limited liability company
By: CACSFF REIT, a Maryland statutory trust,		
its sole member		its sole member
By:		
Name:		·

Attachment 1 to Exhibit J

Legal Description of the Property

PARCEL I:

A PORTION OF LOT 1, BLOCK 1 AS SHOWN IN THAT FINAL MAP TITLE "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN BOOK 99, PAGE 69 OF PLATS, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, BEING AT THE CENTERLINE INTERSECTION OF WIGWAM PARKWAY AND STEPHANIE STREET; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, COINCIDENT WITH THE CENTERLINE OF SAID WIGWAM PARKWAY, NORTH 89°13'44" EAST, 1,285.91 FEET; THENCE DEPARTING THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, SOUTH 01°22'37" WEST, 40.03 FEET TO THE NORTHEAST CORNER OF "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION"; THENCE CONTINUING ALONG THE EAST LINE OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 01°22'37" WEST, 628.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 01°22'37" WEST. 277.11 FEET TO THE SOUTHEAST CORNER OF SAID "LAKE MEAD NORTH-PHASE 1, A COMMERCIAL SUBDIVISION", SOUTH 89°09'56" WEST, 746.81 FEET; THENCE DEPARTING SAID SOUTH LINE, ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN A OUITCLAIM DEED, RECORDED JUNE 8, 2010 AS INSTRUMENT 201006080003659 OF OFFICIAL RECORDS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°50'04" WEST, 50.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 250.00 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°04'42", AN ARC LENGTH OF 148.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 250,00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 56°45'23" WEST; 3) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°46'42", AN ARC LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 78°32'05" EAST; THENCE NORTH 89°09'56" EAST, 677.38 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER DESCRIBED AS PARCEL 4 ON THAT CERTAIN RECORD OF SURVEY FILE 183, PAGE 50, RECORDED FEBRUARY 15, 2011 IN BOOK 20110215 AS DOCUMENT NO. 01590 OF OFFICIAL RECORDS.

PARCEL II:

Attachment 1 to Exhibit J - Page 1

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR TRAVERSE POINT LANDSCAPE MAINTENANCE ASSOCIATION RECORDED NOVEMBER 30, 2000 IN BOOK 20001130 AS DOCUMENT NO. 02327 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

PARCEL III:

EASEMENTS AS DEFINED IN AND SET FORTH BY THE TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF EASEMENTS AND CONDITIONS RECORDED FEBRUARY 18, 2011 IN BOOK 20110218 AS DOCUMENT NO. 01866 AND RECORDED AUGUST 18, 2011 IN BOOK 20110818 AS DOCUMENT NO. 03352 OF OFFICIAL RECORDS AND ANY AMENDMENTS APPURTENANT THERETO.

APN: 178-15-310-011

Exhibit K - Page 1

EXHIBIT K Building Maintenance Checklist

DATE: PERSON:	NOTES	SEMI: SERVICE SERVICE COMMENTS				A CONTRACTOR OF THE CONTRACTOR				X		IMMEDIATELY FOR SAFETY	X			SEMÍ: SERVÍCE SERVÍCE CONTRACT COMMENTS	X	X	IMMEDIATELY FOR SAFETY		X	X	X	
PROPERTY ADDRESS:	FREQUENCY	WEEKLY MONTHLY QUARTERLY	×	×	X	X	X	X	X		X			X	FREQUENCY	WEEKLY MONTHIX QUARTERLY				Every 7 years				
Building Maintenance Checklist	SITE	INSPECTION/MAINTENANGE PROCEDURES	Remove and dispose of all fallen tree limbs, dead shrubs, etc.	Remove brush and weed growth adjacent to building walls and electrical equipment.	Reseed worn lawn areas.	Fertilize lawn.	Trim and prune shrubs and trees.	Repair irrigation system.	Clean all site drains.	Repair potholes in parking lots and driveways. Restripe if necessary.	Check and service playground equipment and insure its safety.	Patch and repair walkway surfaces.	Paint walkway markings.	Repair and paint fences and gates.	BUILDING EXTERIOR	TNSFECTION/MATNIFINANCE V PROCEDURES	Wash windows.	Check and repair windows and doors.	Replace broken window glass as needed.	Scrape and paint building exterior and trim.	Wash accumulated dirt on building surfaces.	Touch up paint on building exterior.	Lubricate exterior door hinges and hardware.	Inspect and repair exterior walls for structural

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2	ROOF			FREQUENCY				NOTES
							UNDER	
7	INSPECTION MAINTENANCE PROCEDURES	WEEKLY	MONTHLY	OUARTERLY	SEME	ANNUAL	CONTRACT	COMNENTS
	Clean					×		Service Conference Con
	Clean and test roof drains.					×		
	Clean and secure gutters.					×		
	Clean and secure downspouts.					×		
	Inspect skylights for leaks.					×		
	Inspect and repair metal flashings.					×		- Libert
	Inspect and recaulk stone or clay tile copings.					×		
				ADMEL TO CHEST				SELON
Ħ	BUILDING INTERIOR			FREQUENCY			TRUMED	NOTES
7	INSPECTION/MAINTENANCE V PROCEDURES	WEEKLY	MONTHLY	QUARTERLY	SEMIL	ANNUAL	SERVICE CONTRACT	COMMENTS
	Clean windows			×				A STATE OF THE STA
	Check floors for broken tiles or torn carpet.		×					
	Remove all rubbish, boxes, debris and							
	Paths of exit	×						
143	Doorways	×						
L	Stairs	х						
L	Under stairs	Х						
	Utility rooms	х						
_	Around flue and chimneys	x						
	Around heat-producing equipment	×						
	Electrical panel areas	×						ALLEGO CONTRACTOR CONT
	MECHANICAL EQUIPMENT			FREQUENCY				NOTES
Attachm	INSPECTION/AIAINTENANCE 	WEEKLY	MONTHLY	QUARTERLY	SEMIL	ANNUAL	SERVICE CONTRACT	COMMENTS
	Service all pumps per manufacturer's instruction manuals.	, w <u>-</u>		Per service agreement				
Ļ	Service all air-conditioning equipment.			Per service agreement				
<u> </u>	Service all ventilating equipment.			2		×		- CAMPANA - CAMP
	Check Inot water heater for any fuel or water leaks.		×					
	Check openings or motorized dampers which provide combustion air to hot water heaters.			X				
	Check cleanout openings, doors, etc., for air leakage and corrosion.			×				. All years
]								

ELECTRICAL EQUIPMENT			FREQUENCY				NOTES
INSPECTION MAINTENANCE DOCUMENTS	WFEELV	ATHENOM	OTARTERLY	SEMI:	ANNUAL	SERVICE CONTRACT	COMMENTS
Replace humed out light bulbs	×						ALWAYS INSTALL ENERGY EFFICIENT LIGHT BULBS
Test emergency lighting system.			X				
Test all exit lights.			×				
Insure space in front of electrical panels is			×				And the state of t
Repair or replace non-functioning switches, receptacles and outlets immediately.	×						
Replace frayed wiring immediately.							IMMEDIATELY FOR SAFETY
Inspect elevator and mechanical room.			Per service agreement				120.14
Inspect overhead roll up doors.			×				
Fire Alarm System, Extinguishers, Hoses, Sprinklers, Heat and Smoke Detectors			Per service agreement				
Emergency Generators		×	•				
			FREQUENCY				NOTES
INSPECTION/MAINTENANCE PROCEDURES	WEEKLY	MONTHEY	QUARTEREX	SEMIL	ANNUAL	SERVICE CONTRACT	COMMENTS
Repair or teplace broken fixtures.							IMMEDIATELY
Replace washers or packing on leaking faucets, etc.	×						
Inspect water heater(s)		X					Andrew .
Inspect drinking faucets	×						
Inspect Back-Flow devices					×		
Inspect hose bibs		×					

SECOND AMENDMENT TO LEASE AGREEMENT

This SECOND AMENDMENT TO LEASE AGREEMENT (this "Second Amendment"), entered into as of the day of March, 2017, by and between CA LAS VEGAS LOSEE ROAD LLC, a Delaware limited liability company ("Landlord"), and SOMERSET ACADEMY OF LAS VEGAS, a Nevada public charter school ("Tenant").

WITNESSES:

- A. Landlord and Tenant are Parties to that certain Lease Agreement dated as of November 1, 2013 as previously amended by that certain First Amendment to Lease Agreement dated as of April 15, 2015 (collectively, the "Lease"), pursuant to which Tenant leases from Landlord those certain Premises (as defined in the Lease) consisting of real property located in the City of North Las Vegas, State of Nevada and more particularly described in the Lease (the "Land"), the building(s) located and to be located on the Land (the "Building"), and all fixtures and improvements located therein and thereon.
- B. The Parties desire to amend certain terms and conditions of the Lease, and Landlord and Tenant are willing to agree to such modification(s), subject to and upon the terms and conditions of this Second Amendment.
- NOW, THEREFORE, in consideration of the terms, covenants, and conditions contained in this Second Amendment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree to amend the Lease as follows:
- 1. <u>Definitions</u>. Capitalized terms used, and not otherwise defined, in this Second Amendment shall have the same meaning as provided in the Lease. From and after the date of this Second Amendment, any reference to the "Lease" shall mean the Lease (as defined in Recital A above) as amended by this Second Amendment.
- 2. <u>Term.</u> The parties acknowledge and agree that the Commencement Date for all purposes of the Lease shall be August 12, 2014.

3. Option to Purchase.

- (a) <u>Section 2.4.2</u> of the Lease is hereby deleted and the following new <u>Section</u> 2.4.2 is inserted in that place:
 - 2.4.2. For purposes of this Lease, the "Appraised Value of the Premises" shall mean the fair market value of the Premises as declared by the full narrative appraisal report that Tenant shall be required to deliver pursuant to Section 2 of the Option Agreement, subject to Landlord's confirmation that the requisite appraisal shall have been duly prepared according to the requirements specified in the Option Agreement. Notwithstanding the foregoing, the Parties agree that the Appraised Value of the Premises shall not exceed the following limits: (i) \$33,536,842 if the Closing Date (as defined in the Option Agreement) occurs in

any of the thirty-seventh (37th) through forty-eighth (48th) full calendar months of the Term; and (ii) \$33,715,789 if the Closing Date (as defined in the Option Agreement) occurs in any of the forty-ninth (49th) through sixtieth (60th) full calendar months of the Term; provided that, if the stated Project Values of the Premises for the pertinent time increments are adjusted pursuant to the terms of Section 2.4.3, below, then the maximum amounts of the Appraised Value of the Premises for the same time increments, as indicated in this Section 2.4.2, shall simultaneously be adjusted in direct proportion to such adjustments under Section 2.4.3.

- (b) <u>Section 2.4.3</u> of the Lease is hereby deleted and the following new <u>Section 2.4.3</u> is inserted in that place:
 - 2.4.3. For purposes of this Lease, the "Project Value of the Premises" shall mean the following: (i) \$31,860,000 if the Closing Date (as defined in the Option Agreement) occurs in any of the thirty-seventh (37th) through forty-eighth (48th) full calendar months of the Term; and (ii) \$32,030,000 if the Closing Date (as defined in the Option Agreement) occurs in any of the forty-ninth (49th) through sixtieth (60th) full calendar months of the Term. Notwithstanding the foregoing, however, on or before the later to occur of (i) the sixtieth (60th) Business Day after the Phase III Completion Date, or (ii) the twentieth (20th) Business Day after Landlord shall have closed its permanent financing for Phase III Landlord shall notify Tenant of the actual Development Costs, and if the actual Development Costs differ from the Budget, the Project Value of the Premises as set forth above shall be increased or decreased to take into account such actual Development Costs; provided, however, that the amount by which the new Project Value of the Premises in each case is greater than or less than the Project Value of the Premises originally set forth above shall not exceed the aggregate amount by which the actual Development Costs are greater than or less than the Budget. If Tenant shall disagree with or dispute the actual Development Costs indicated in Landlord's notice, the Parties shall use their reasonable best efforts to settle the disagreement or dispute. To this effect, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both Parties. If, however, the Parties do not reach such solution within a period of ten (10) Business Days after Landlord delivers its notice of actual Development Costs then, (i) upon written notice to arbitrate by either Party delivered to the other within five (5) Business Days after the end of the ten (10) Business-Day negotiating period, all such disagreements and disputes shall be finally settled according to the dispute resolution provisions set forth in Section 6.13 of this Lease, or (ii) if neither Party timely delivers the requisite notice to arbitrate within such five (5) Business Days, then Landlord's notice to Tenant of actual Development Costs shall be conclusive. No matter how resolved, the Parties shall enter into a written modification to this Lease, as provided under Section 29.4, to record any adjustment(s) to the Project Value of the Premises under this Section 2.4.3 or to the Appraised Value of the Premises under Section 2.4.2.

- (c) Landlord and Tenant acknowledge and agree that notwithstanding the time periods set forth in Section 2.4.1 of the Lease, each of Landlord and Tenant has executed, and is delivering concurrently with this Second Amendment, the Option Agreement. For avoidance of doubt, Landlord and Tenant acknowledge and agree (i) that the time period requirements set forth in Section 2.4.1 of the Lease are hereby waived, and (ii) that the Option Agreement as executed by each such Party and delivered concurrently with this Second Amendment is subject to Paragraphs 3(a) and (b), above, of this Second Amendment.
 - (d) The following new Section 2.4.4 is hereby added to the Lease:
 - 2.4.4. Notwithstanding anything to the contrary contained in this Lease or the Option Agreement, Tenant shall not have the right to exercise the Option during the Option Lockout Period. For purposes of this Lease and the Option Agreement, "Option Lockout Period" means the period that begins on Landlord's commencement of Landlord's Phase III Work and ends on a date determined as follows: (i) if the actual Phase III Development Costs (as noticed by Landlord pursuant to Section 2.4.3) shall not differ from the Phase III Budget, then on the latter of (x) the sixty-first (61st) Business Day after the Phase III Completion Date or (y) the twenty-first (21st) Business Day after Landlord shall have closed its permanent financing for Phase III, and (ii) if the actual Phase III Development Costs (as noticed by Landlord pursuant to Section 2.4.3) shall differ from the Phase III Budget, then on the date upon which the Parties shall both have executed and delivered the written modification to Lease (whether recording an adjustment(s) to the Project Value of the Premises under Section 2.4.3 or to the Appraised Value of the Premises under Section 2.4.2, or both) contemplated under Section 2.4.3.
- 4. <u>Base Rent</u>. <u>Exhibit H</u> attached to the Lease is hereby deleted in its entirety and the <u>Exhibit H</u> attached to this Second Amendment is hereby inserted in that place. Landlord and Tenant acknowledge and agree that the Base Rent may be adjusted in accordance with <u>Section 3.6</u> of the Lease is following Substantial Completion of Landlord's Phase III Work.
- 5. <u>Landlord's Phase III Work.</u> Subject to the terms of the Lease (as amended by this Second Amendment), Landlord and Tenant have agreed to expand the Landlord's Work to include Landlord's Phase III Work (as defined below). Accordingly, (i) ARTICLE XXX of the Lease is hereby deleted in its entirety, (ii) ARTICLE VI of the Lease, as amended by this Second Amendment, shall apply to Landlord's Phase III Work and (iii) from and after the date of this Second Amendment, Landlord's Work shall include (A) Phase I, (B) Phase II and (C) Landlord's Phase III Work.
- (a) The following is hereby added following Section 6.1 of the Lease as new Sections 6.1.1:
 - 6.1.1 <u>Landlord's Phase III Work</u>: Provided no Event of Default has occurred and is continuing, Landlord shall, at Landlord's sole expense, commence and exercise all reasonable efforts to cause to be completed the improvements described in the Phase III Development Summary annexed hereto as Exhibit

- 6.1.1-1 and shown in the schematic plans identified on Exhibit 6.1.1-2 annexed hereto (collectively, the "Phase III Plans and Specifications"). The construction and completion of the improvements described in the Phase III Plans and Specifications is referred to herein as "Landlord's Phase III Work" (for the avoidance of doubt, Landlord's Phase III Work shall consist of Landlord's Phase III Work – High School Portion and Landlord's Phase III work – Multi-Purpose Portion (each as hereinafter defined)).
- The following is hereby added following Section 6.3.3 of the Lease as new Section 6.3.4 and new Section 6.3.5:
 - 6.3.4 Provided that there shall not be any uncured Event of Default at the time that Landlord shall commence the same, Landlord shall commence construction of that portion of Landlord's Phase III Work comprised of the two story high school expansion ("Landlord's Phase III Work - High School Portion") on such date as shall be reasonably necessary to permit Substantial Completion of Landlord's Phase III Work - High School Portion on or before August 1, 2017 (the "Target Phase III High School Portion Completion Date"), and shall use commercially reasonable efforts to achieve Substantial Completion of Landlord's Phase III Work - High School Portion on or before the Target Phase III High School Portion Completion Date. If, for any reason Landlord cannot deliver possession of the portion of the Premises comprised of Landlord's Phase III Work - High School Portion (the "Phase III High School Premises") to Tenant and achieve Substantial Completion with respect thereto on or before the Target Phase III High School Portion Completion Date, then (i) Landlord shall not be subject to any liability therefor, nor shall such failure affect the validity of this Lease or the obligations of Tenant hereunder or extend the Term, but in such case, Tenant shall not be obligated to pay Rent or perform any other obligation of Tenant under the terms of this Lease with respect to the Phase III High School Premises, except as may be otherwise provided in this Lease, until Landlord's Phase III Work - High School Portion is Substantially Complete.
 - Provided that there shall not be any uncured Event of Default at the time that Landlord shall commence the same, Landlord shall commence construction of the remainder of Landlord's Phase III Work excluding Landlord's Phase III Work - High School Portion (such remaining Landlord's Phase III work being referred to herein as "Landlord's Phase III Work - Multi-Purpose Portion") on such date as shall be reasonably necessary to permit Substantial Completion of Landlord's Phase III Work - Multi-Purpose Portion on or before November 1, 2017 (the "Target Phase III Multi-Purpose Portion Completion Date"), and shall use commercially reasonable efforts to achieve Substantial Completion of Landlord's Phase III Work - Multi-Purpose Portion on or before the Target Phase III Multi-Purpose Portion Completion Date. If, for any reason Landlord cannot deliver possession of the portion of the Premises comprised of Landlord's Phase III Work - Multi-Purpose Premises (the "Phase III Multi-Purpose Premises") to Tenant and achieve Substantial Completion with respect thereto on or before the Target Phase III Multi-Purpose Portion Completion Date, then (i) Landlord shall

not be subject to any liability therefor, nor shall such failure affect the validity of this Lease or the obligations of Tenant hereunder or extend the Term, but in such case, Tenant shall not be obligated to pay Rent or perform any other obligation of Tenant under the terms of this Lease with respect to the Phase III Multi-Purpose Premises, except as may be otherwise provided in this Lease, until Landlord's Phase III Work - Multi-Purpose Portion is Substantially Complete.

(c) The following is hereby added following <u>Section 6.5</u> of the Lease as new <u>Section 6.5.1</u>:

Phase III Budget. Landlord and Tenant have approved a budget for the 6.5.1 Phase III Development Costs, including a contingency of 10% of all such Phase III Development Costs (the "Phase III Budget"), as shown on Exhibit E-1. The aggregate amount of the Phase III Budget is currently \$10,511,716.93. In no event may Landlord be required to incur costs (including, without limitation, hard and soft costs) associated or in connection with Landlord's Phase III Work that will cause the Phase III Development Costs to exceed the Phase III Budget. If at any point it becomes apparent that Landlord's Phase III Work will cause the Phase III Development Costs to exceed the Phase III Budget, Landlord shall so notify Tenant in writing, and thereafter Landlord and Tenant shall meet, consult, and negotiate with each other in good faith about either (i) revising the scope of the Landlord's Phase III Work so that the Phase III Development Costs will not exceed the Phase III Budget, and in so doing shall attempt to reach a just and equitable solution satisfactory to both Parties, or (ii) increasing the Phase III Budget. If, however, the Parties do not reach such solution within a period of ten (10) Business Days after Landlord delivers such notice of actual Phase III Development Costs then, (i) upon written notice to arbitrate by either Party delivered to the other within five (5) Business Days after the end of the ten (10) Business-Day negotiating period, all such disagreements and disputes shall be finally settled according to the dispute resolution provisions set forth in Section 6.13 of this Lease, or (ii) if neither Party timely delivers the requisite notice to arbitrate within such five (5) Business Days, then Landlord's notice to Tenant of adjusted Phase III Development Costs shall be conclusive, and the Phase III Budget shall reflect such adjusted Phase III Development Costs. If the Phase III Budget is increased pursuant to this Section 6.5.1 to reflect the updated Phase III Development Costs, the Parties shall then enter into a written modification to this Lease, as provided under Section 29.4, to replace the Phase III Budget as set forth on Schedule E-1 with such updated Phase III Budget. If the Parties agree to revise the scope of Landlord's Phase III Work, the Parties shall then enter into a written modification to this Lease, as provided under Section 29.4, to replace the Phase III Development Summary attached as Exhibit 6.1.1-1 with a revised Phase III Development Summary, and to replace the schematic plans attached as Exhibit 6.1.1-2 with updated schematic plans reflecting the revised scope.

Notwithstanding anything to the contrary set forth in the Lease, Landlord and Tenant acknowledge and agree that the actual Development Costs for Landlord's Work for Phase I and for Phase II of Landlord's Work is \$18,013,627.02. The Budget for Landlord's Work for Phase

- I, Phase II of Landlord's Work, and Landlord's Phase III Work is \$28,525,343.95. <u>Schedule E-1</u> attached to the Lease is hereby deleted in its entirety and the <u>Schedule E-1</u> attached to this Second Amendment is hereby inserted in that place.
- 6. <u>Section 7.5.3(b)</u> of the Lease is hereby deleted and the following new <u>Section 7.5.3(b)</u> is inserted in that place:
 - (b) Tenant's total student enrollment at the Charter School is less than eighty percent (80%) of the scheduled enrollments set forth below for the applicable Lease Years:

(i) Lease Year 1: 1005 students;

(ii) Lease Year 2: 1200 students;

(iii) Lease Year 3: 1450 students;

(iv) Lease Year 4: 1830 students; and

(v) Lease Year 5 and thereafter: 2053 students.

- 7. <u>Insurance</u>. The last sentence of <u>Section 8.2.3</u> to the Lease is hereby deleted and the following is hereby inserted in that place: "Final insurance policies shall be sent to the attention of: Turner-Agassi Charter School Facilities Fund, L.P., c/o Turner Impact Capital, 3000 Olympic Boulevard, Suite 2120, Santa Monica, California 90404, Attn: Bari Cooper Sherman."
- 8. <u>Legal Description</u>. The legal description of the Land set forth on <u>Exhibit A</u> to the Lease (and each other reference to such legal description of the Land) is hereby deleted and the legal description of the Land set forth on the <u>Exhibit A</u> attached hereto and incorporated herein by this reference is hereby adopted and inserted in those places.

9. No Default.

- (a) Tenant hereby represents, warrants, and agrees that: (i) there exists no breach, default, or event of default by Landlord under the Lease, or any event or condition that, with notice or passage of time or both, would constitute a breach, default, or event of default by Landlord under the Lease; (ii) the Lease continues to be a legal, valid and binding agreement and obligation of Tenant; (iii) Tenant has no current offset or defense to its performance or obligations under the Lease and (iv) Tenant has accepted Landlord's Work for Phase I and for Phase II of Landlord's Work as Substantially Complete according to the terms of the Lease.
- (b) Tenant hereby waives and releases all demands, charges, claims, accounts or causes of action of any nature against Landlord or any Landlord Parties, including without limitation, both known and unknown demands, charges, claims, accounts, and causes of action that have arisen out of or in connection with the Lease.

10. <u>Brokerage</u>. Each of the Parties represents and acknowledges to the other that it has not dealt with any real estate broker in consummating this Second Amendment, and that no conversation or prior negotiations were had with any broker concerning this Second Amendment. Each of the Parties hereby holds the other harmless against any claim for brokerage commission(s) arising out of any dealings, conversations or negotiations had by either with any broker claiming to have dealt the indemnifying Party.

11. Miscellaneous.

- (a) <u>Entire Agreement</u>. This Second Amendment sets forth the entire agreement between the Parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.
- (b) <u>Confidentiality</u>. Tenant specifically acknowledges and agrees that this Second Amendment is subject to the terms and conditions regarding confidentiality set forth in Section 29.3 of the Lease.
- (c) <u>Other Terms and Conditions</u>. Except as specifically modified or amended herein, all other terms and conditions of the Lease shall remain in full force and effect.
- (d) <u>Conflict</u>. In the event of a conflict or inconsistency between the terms and conditions of the Lease and the terms and conditions of this Second Amendment, the terms and conditions of this Second Amendment shall control.
- (e) <u>Binding Effect</u>. This Second Amendment shall be binding upon and shall inure to the benefit of the successors and assigns, respectively, of Landlord and Tenant (except in the case of Tenant, however, only such assigns as may be permitted under the Lease).
- (f) <u>Authorization</u>. Tenant represents that this Second Amendment has been duly authorized, executed and delivered by Tenant and constitutes the legal, valid and binding obligation of Tenant. Landlord represents that this Second Amendment has been duly authorized, executed and delivered by Landlord and constitutes the legal, valid and binding obligation of Landlord.
- (g) <u>Counterparts</u>. This Second Amendment may be executed in counterparts, each of which shall be deemed an original. Executed counterparts of this Second Amendment may be delivered electronically by facsimile or electronic mail, and such documents shall be effective as original executed instruments.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the day and year first above written.

TENANT:

Somerset Academy of Las Vegas, a Nevada public charter school

Name: Ocady Noble
Title: Board chair

LANDLORD:

CA Las Vegas Losee Road LLC, a Delaware Imited liability company

By: Name: BAPI COOPER SHERMAN
Title: VICE PRESIDENT

Business Legal

EXHIBIT A

Legal Description of the Premises

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 91 OF PARCEL MAPS, PAGE 67, RECORDED APRIL 21, 1998 IN BOOK 980421 AS DOCUMENT NO. 01248, AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 08, 1998 IN BOOK 980708 AS DOCUMENT NO. 00713, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF NORTH LAS VEGAS IN GRANT DEED - DEED OF DEDICATION RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03915 AND RECORDED JANUARY 23, 2014 IN BOOK 20140123 AS INSTRUMENT NO. 03916 OF OFFICIAL RECORDS.

Exhibit H
Base Rent Schedule

Lease Year	Period		d	Base Rent	Monthly Installments
1	Sept. 1, 2014	-	June 30, 2015	\$ 904,500.00	\$ 75,375.00
2	July 1, 2015	-	June 30, 2016	\$ 1,110,000.00	\$ 92,500.00
3	July 1, 2016	-	June 30, 2017	\$ 1,377,500.00	\$ 114,791.67
4	July 1, 2017		June 30, 2018	\$ 1,738,500.00	\$ 144,875.00
5	July 1, 2018	-	June 30, 2019	\$ 2,852,534.40	\$ 237,711.20
6	July 1, 2019	-	June 30, 2020	\$ 3,018,385.21	\$ 251,532.10
7	July 1, 2020	-	June 30, 2021	\$ 3,084,789.69	\$ 257,065.81
8	July 1, 2021	-	June 30, 2022	\$ 3,152,655.06	\$ 262,721.25
9	July 1,2022	-	June 30,2023	\$ 3,222,013.47	\$ 268,501.12
10	July 1, 2023	-	June 30, 2024	\$ 3,292,897.77	\$ 274,408.15
11	July 1, 2024	-	June 30, 2025	\$ 3,365,341.52	\$ 280,445.13
12	July 1, 2025	-	June 30, 2026	\$ 3,439,379.03	\$ 286,614.92
13	July 1, 2026	-	June 30, 2027	\$ 3,515,045.37	\$ 292,920.45
14	July 1, 2027	-	June 30, 2028	\$ 3,592,376.37	\$ 299,364.70
15	July 1, 2028	-	June 30, 2029	\$ 3,671,408.65	\$ 305,950.72
16	July 1, 2029	-	June 30, 2030	\$ 3,752,179.64	\$ 312,681.64
17	July 1, 2030	-	June 30, 2031	\$ 3,834,727.59	\$ 319,560.63
18	July 1, 2031	-	June 30, 2032	\$ 3,919,091.60	\$ 326,590.97
19	July 1, 2032	-	June 30, 2033	\$ 4,005,311.61	\$ 333,775.97
20	July 1, 2033	-	June 30, 2034	\$ 4,093,428.47	\$ 341,119.04
21	July 1, 2034	-	June 30, 2035	\$ 4,183,483.89	\$ 348,623.66
22	July 1, 2035	X = 3	June 30, 2036	\$ 4,275,520.54	\$ 356,293.38
23	July 1, 2036	-	June 30, 2037	\$ 4,369,581.99	\$ 364,131.83
24	July 1, 2037	-	June 30, 2038	\$ 4,465,712.80	\$ 372,142.73
25	July 1, 2038	-	June 30, 2039	\$ 4,563,958.48	\$ 380,329.87
26	July 1, 2039	-	June 30, 2040	\$ 4,664,365.56	\$ 388,697.13
27	July 1, 2040	-	June 30, 2041	\$ 4,766,981.61	\$ 397,248.47
28	July 1, 2041	-	June 30, 2042	\$ 4,871,855.20	\$ 405,987.93
29	July 1, 2042	-	June 30, 2043	\$ 4,979,036.02	\$ 414,919.67

Exhibit 6.1.1-1 Development Summary- Phase III

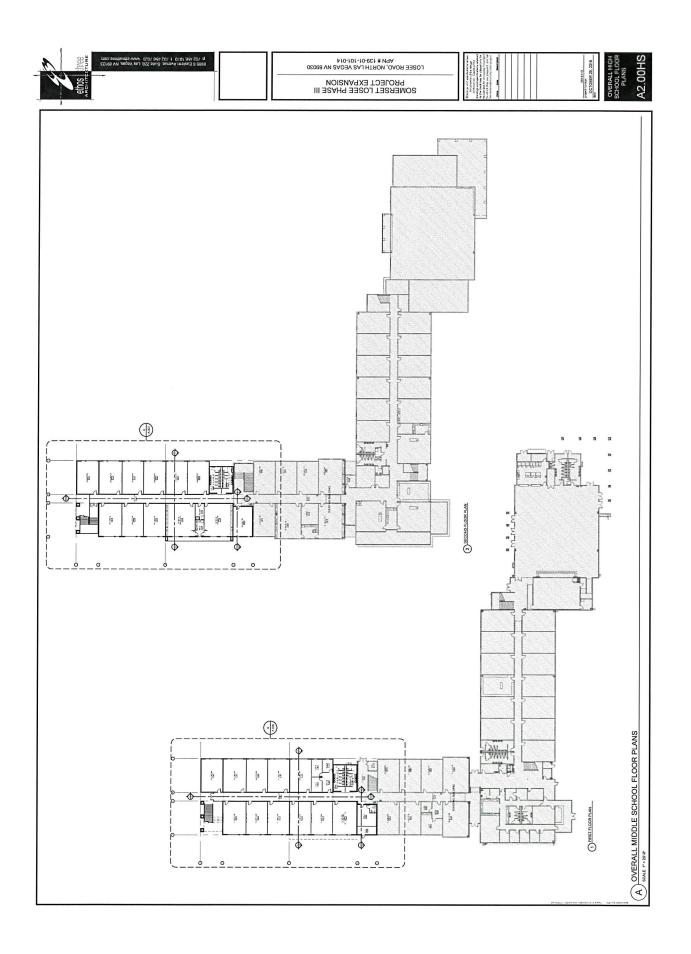
Somerset Academy - Losee Campus Phase 3

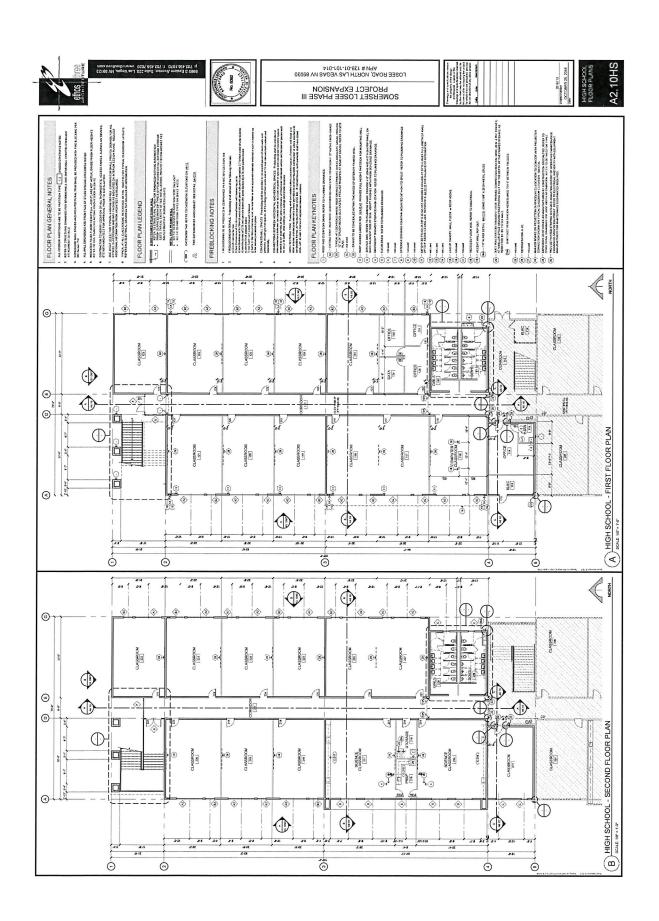
ethos | three ARCHITECTURE

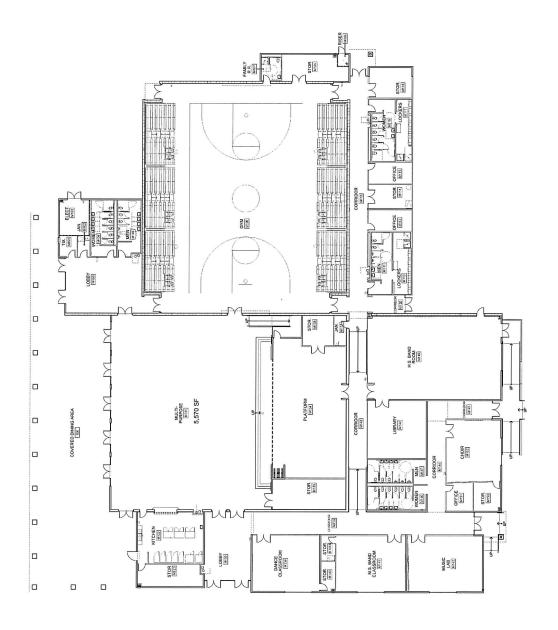
IS CLASSROOM BUILDING			5 F	AREA
11 Classrooms - First Floor	7,055	Total		7,055
11 Classrooms - Second Floor	7,939	Total		7,939
LS Toilets and Circulation Area				5,299
LS Storage and Equipment Rooms				428
	Subtotal Classroo	om Building SF		20,721
	Exterior Under R	oof:		1,005
	TOTAL CLASSRO	OM SF:		21,726
IULTI-PURPOSE BUILDING &	GYMNASIUM	I		
1 MP Room	5,570	sf ea. =		5,570
1 Platform	1,938	sf ea. =		1,938
1 Gymnasium	8,970	sf ea. =		8,970
1 Ticket Booth	70	sf ea. =		70
1 Kitchen	658	sf ea. =		658
4 Classrooms	3,150	Total		3,150
1 Library	666	sf ea. =		666
1 Band Room	2,170	sf ea. =		2,170
LS Toilets, Lockers and Circulation Area	10,825	Total		10,825
LS Storage and Equipment Rooms	2,329	Total		1,255
	Subtotal MP & G	ym Bldg:		35,272
	Exterior Under Ra	pof:		5928
	TOTAL MP ROOM	A SF:		41,200
TOTAL CE. US CLASSBOOM DUUS	INIC O BAN DOCE	O CYNA.		CO 004
TOTAL SF - HS CLASSROOM BUILD	ING & MP KOOM	OLUTIVI:		62,926

Exhibit 6.1.1-2 Schematic Plans

See Attached







SCHEDULE E-1

		Phase 1 + 2		100.00
see Revised Budget		Actual Budget	Phase 3 Budget	Total Budg
AC1	Purchase Price	\$ 1,975,000.00	\$ -	\$ 1,975,000
AC2	Capitalized Property Maintenance Expenses	\$	\$ -	\$
AC3	Owner Relocation Expenses	\$ -	\$ -	\$
AC4	Other Acquisition Costs #1: Closing costs	\$ -	\$ -	\$
AC5	Other Acquisition Costs #2	\$ -	\$ -	\$
AC6	Acquisition Costs - Legal Fees	\$ 22,493.25	\$ -	\$ 22,49
~~~~~	Total Acquisition Costs	\$ 1,997,493.25	\$ -	\$ 1,997,49
Hard Costs		***************************************		
HC1	New Construction	\$ 12,783,483.69	\$ 8,365,941.50	\$21,149,42
HC2	Building 1 TI	\$ 12,763,463.09	\$ 8,303,941.30	
HC3	Building 2 Ti	\$ -	\$ -	\$
HC4	GYM MPR	\$ -	\$ -	\$
HC5	Signage	\$ -	\$ -	\$
HC6	Sitework			
HC7		\$ 35,782.31	\$	\$ 35,78
HC7	Other Hard Costs: Data & Security Hard Cost Subtotal	\$ -	\$ 8,365,941.50	\$ \$21,185,20
			,	721,103,20
Soft Costs				
SC1	ACM/LBP Report	\$ -	\$ -	\$
SC2	Appraisal - As-Improved Pre-Construction	\$	\$ -	\$
SC3	Appraisal - As-Improved Post-Construction	\$ 6,000.00	\$ 5,000.00	\$ 11,00
SC4	Appraisal - As-Is	\$ -	\$ -	\$
SC5	Architecture / Engineering	\$ 898,428.07	\$ 389,220.00	\$ 1,287,64
SC6	Civil Engineering	\$ -	\$ -	\$
SC7	Construction Loan - Construction Inspector	\$ 4,200.00	\$ 5,000.00	\$ 9,20
SC8	Construction Loan - Lender Legal	\$ 30,000.00	\$ -	\$ 30,00
SC9	Construction Loan - Other Legal	\$ 13,213.84	\$ -	\$ 13,21
SC10	Development Fee	\$ 425,000.00	\$ 200,000.00	\$ 625,00
SC11	Environmental: Air Quality Study	\$ -	\$ -	\$
SC12	Environmental: Noise Study	\$ -	\$ -	\$
SC13	Environmental: Phase I Site Assessment	\$ 3,300.00	\$ -	\$ 3,30
SC14	Environmental: Phase II Site Assessment	\$ -	\$ -	\$
	Environmental: Rail Derailment Study	\$ -	\$ -	\$
	Environmental: Soils Report	\$ 19,253.50	\$ -	\$ 19,25
	Environmental: Traffic Study	\$ -	\$ -	\$
	Holding Costs - Miscellaneous	\$ -	\$ -	\$
	Insurance - Builder's Risk	\$ 24,232.00	\$ 20,914.85	\$ 45,14
	Insurance - General Liability	\$ 33,138.87	\$ 19,651.60	\$ 52,79
	Insurance - Umbrella	\$ 35,692.36	\$ 24,378.35	\$ 60,07
	Insurance - Environmental	\$ 45,094.32	\$ 35,000.00	\$ 80,09
	Insurance - Property / Hazard	\$ 45,034.32	\$ 33,000.00	\$ 67
	Insurance - Engineering Fee	\$ -		\$
	Land Use/Planning Consultant	\$ 32,173.57	\$ -	\$ 32,17
	LEED/CHPS Commissioner	\$ 32,173.37		
	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		\$ -	\$
	LEED/CHPS Consultant	\$ -	\$ -	\$
	Legal Construction	\$ 3,622.50	\$ -	\$ 3,62
	Deferred Leasing Costs	\$ 69,245.82	\$ 20,000.00	\$ 89,24
*******************************	LLC Holding Costs	\$ 1,990.34	\$ 1,000.00	\$ 2,99
	Local Permit Fees	\$ 885,815.76	\$ 300,000.00	\$ 1,185,81
	Property Condition Report	\$ -	\$ -	\$
	Security - Site	\$ -	\$ -	\$
	Seismic Probable Maximum Loss Report	\$ -	\$ -	\$
	Survey - ALTA/Topographic Update	\$ 9,950.00	\$ 5,000.00	\$ 14,95
	Taxes - Real Property	\$ 37,725.44	\$ -	\$ 37,72
	Utilities	\$ 10,754.70	\$ 120,000.00	\$ 130,75
	Title Policy	\$ 33,482.86	\$ 10,000.00	\$ 43,48
	Transfer Taxes	\$ -	\$ -	\$
	ACCM Field Inspection	\$ -	\$ -	\$
SC41	P&P Bond	\$ 2,565.30	\$ -	\$ 2,56
SC42	Dep. Inspection & Geotech	\$ 16,700.00	\$ 20,000.00	\$ 36,70
SC43	Travel and Admin	\$ 9,718.46	\$ 5,000.00	\$ 14,71
SC44	Other Consultants	\$ -	\$ -	\$
	Reimbursable Expenses to CMO	\$ -	\$ -	\$
SC46	Testing: Concrete, Steel	\$ 44,337.00	\$ 10,000.00	\$ 54,33
	Capitalized Origination Fee	\$ 145,644.40	\$ -	\$ 145,64
	Capitalized Loan Closing Costs	\$ 400.00	\$ -	\$ 40
	Capitalized Interest Expense	\$ 354,514.55	s -	\$ 354,514
	Total Soft Costs	\$ 3,196,867.77	\$ 1,190,164.80	\$ 4,387,03
	Project Cost Subtotal	\$ 18,013,627.02	\$ 9,556,106.30	\$ 27,569,73
		,	,,2	,,
İ	Total Project Cost	\$ 18,013,627.02	\$ 9,556,106.30	\$27,569,73
	Total Contingency		\$ 955,610.63	\$ 955,61

EXHIBIT E-4 Phase IV Schematic Plans

("Phase 4" as indicated on Site Plan below)

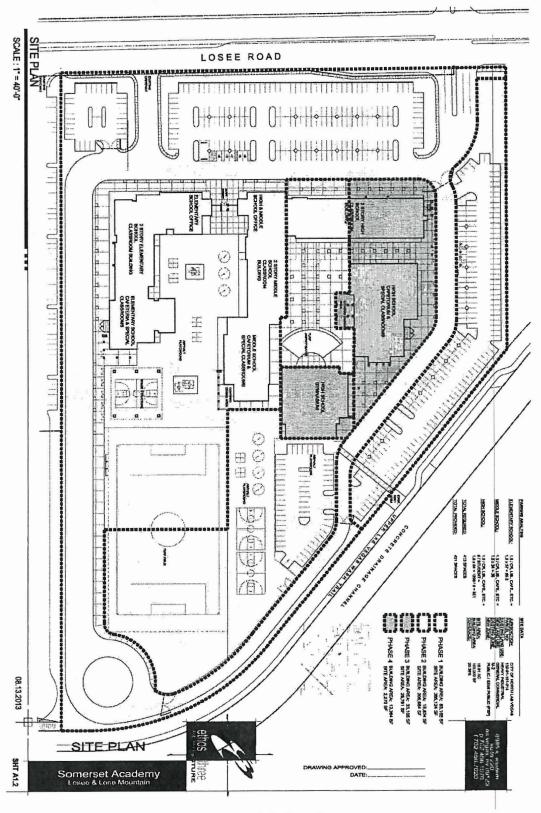


Exhibit E-4 - Page 1

INFORMATION SHEET

5 occupants

IBC CHAPTER 17

IBC 508.3 OR 508.4 AND TABLE 508.4

1,668 occupants

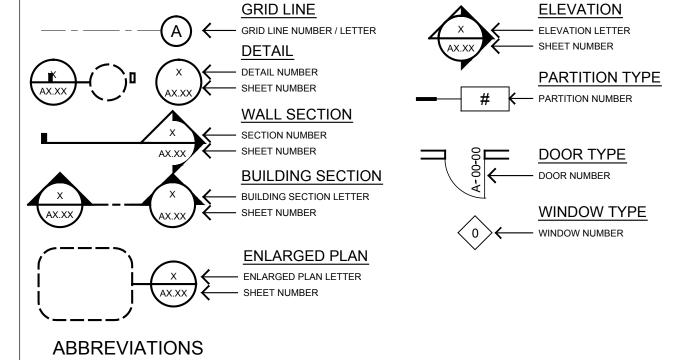
GENERAL NOTES

- UPON PERMITTING, CONTRACTOR SHALL PROVIDE ARCHITECT (1) COPY OF THE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS INCLUDING ALL BUILDING DEPARMENT
- COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN CONTRACT

DOCUMENTS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.

- NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. ALL WORK SHALL BE PERFORMED BY APPROPRIATELY SKILLED PERSONS.
- THE CONTRACTOR SHALL ON AN ONGOING BASIS. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH AND REMOVE ALL DEBRIS FROM
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE DELIVERY, INSTALLATION AND STORAGE OF THOSE ITEMS BEING INSTALLED PER THE
- CONTRACTOR IS RESPONSIBLE TO DETERMINE AND COORDINATE ALL MATERIAL LEAD SCHEDULES. SUBSTITUTIONS SHALL NOT BE ALLOWED FOR MATERIALS NOT ORDERED IN A
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE VARIOUS TRADES AND THEIR WORK AS IT RELATES TO OTHER TRADES.
- 10. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENTS FIELD INSPECTOR(S).
- ANY REQUESTS FOR INFORMATION (RFI'S) PROMPTED BY BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND/OR INSPECTORS FIELD
- 12. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS.
- 13. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS OR CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED DOORS SHALL BE OFFSET 6" FROM ADJACENT WALL TO OPENING.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. ANY ERRORS AND/OR OMMISSIONS SHALL BE NOTED AND SENT TO THE ARCHITECT PRIOR TO STARTING THAT PORTION IF WORK AND WITH ADEQUATE TIME TO REVIEW AND RESPOND.

SYMBOLS



ABBREVIATIONS					
A.F.F.	ABOVE FINISH FLOOR				
C.G.	CORNER GUARD				
DIA.	DIAMETER				
EA.	EACH				
ELECT.	ELECTRICAL				
EQ.	EQUAL				
F.D.	FLOOR DRAIN				
F.E.	FIRE EXTINGUISHER				
F.R.P.	FIBER REIINFORCED PANEL				
F.V.	FIELD VERIFY				
GA.	GAGE				
GYP. BD.	GYPSUM BOARD				
HORZ.	HORIZONTAL				
MAY					

MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
OCC.	OCCUPANTS
SIM.	SIMILAR
S.O.G.	SLABON GRADE
STL.	STEEL
STRUCT.	STRUCTURAL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHE
VERT.	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH

PROJECT TEAM

CLIENT - TENANT

CANYON-AGASSI CHARTER SCHOOL FACILITIES FUND 2000 AVENUE OF THE STARS, 11th FLOOR LOS ANGELES, CA 90067	
ARCHITECT ETHOS THREE ARCHITECTURE 8965 S. EASTERN AVE., SUITE 100 LAS VEGAS, NV 89123 CONTACT PHONE # FAX #	702.456.1070
GENERAL CONTRACTOR NEVADA GENERAL CONSTRUCTION 5720 ARVILLE STREET, SUITE 124 LAS VEGAS, NV 89135 CONTACT PHONE # FAX #	702.254.0262
STRUCTURAL ENGINEERING M.A. ENGINEERING 3281 S HIGHLAND DR #813 LAS VEGAS, NV 89109 CONTACT	JASON GOODBERLET
PHONE #	702.735.2777

DG KOCH ASSOCIATES
2000 S. JONES #110
LAS VEGAS, NV 89146
CONTACT
PHONE #

FAX# 702.221.5165
ELECTRICAL
TJK CONSULTING ENGINEERS, INC.
5459 S. DURANGO DR. SUITE 100
LAS VEGAS, NV 89113
CONTACTANDY BEDORA
PHONE #
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CONTACT
DHONE #

8985 SOUTH EASTERN., SUITE 220

LAS VEGAS, NV 89123

MECHANICAL & PLUMBING

PHONE #	 	
LANDSCAPE LAGE DESIGN		

CECILIA SCHAFLER

DON KOCH

SPECIAL INSPECTION(S) REQUIRED

SEPARATED USES WITH REQUIRED CALCULATIONS

Construction Documents

Canyon Agassí Sommerset Academy (losee) VOL I Elementary School

LOSEE ROAD SOUTH OF LONE MOUNTAIN CITY OF NORTH LAS VEGAS, NEVADA PARCEL # 139-01-101-014 Current Zoning: Public / Semi-Public District (PSP)

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE NEW CONSTRUCTION OF A 2-STORY ELEMENTARY SCHOOL (CHARTER)

CODE ANALYSIS

DORAL ACADEMY MS						
ANALYSIS ITEMS		CODE SECTION REFERENCE				
CODE YEAR / TYPE	2009 INTERNATIONAL CONSERVATION CODE INTERNATIONAL FIRE	CITY ORDINANCE				
OCCUPANCY CLASSIFICATION	OCCUPANCY : E					IBC CHAPTER 3
TYPE OF CONSTRUCTION	TYPE V - B				IBC CHAPTER 6	
FIRE SPRINKLERS	YES / NO	YES	TYPE	NFPA 13		IBC 903, 903.3
FIRE ALARM	YES /NO	YES				IBC 907
BUILDING HEIGHT	ALLOWABLE:	40+20 = 60 FEET	ACTUAL:	±35'-0" FEET		IBC 503, 504 AND TABLE 503
STORIES	ALLOWABLE:	1+1 = 2 STORIES	ACTUAL:	2 STORIES		IBC 504.2 AND TABLE 503
AREA	ALLOWABLE:	33,750 SQ. FT. PER FLOOR	ACTUAL:	FIRST FLOOR (ELEMENTARY): SECOND FLOOR (ELEMENTARY):	28,789 SQ. FT. 14,195 SQ. FT.	IBC 503 THROUGH 507 AND TABLE 503
				TOTAL BUILDING:	42,984 SQ. FT.	
	t					

				TOTAL BUILDING	3: 42,984 SQ. FT.	
		t				
		ALLOWABLE AREA CALCULATION	FR	ONTAGE INCREASE		
		$A = A + [A \times I_f] + [A_t \times I_s]$		_f = [—	- 0.25] W	
_	ALLOWABLE AREA INCREASE	$A_a = 9000 \text{ sf} + [9000 \text{ sf} (I_f)] + [9000 \text{ sf} (I_s)]$		$I_f = \begin{bmatrix} \frac{656}{656} \end{bmatrix}$	6 ft - 0.25] 30 6 ft - 0.25]	IBC 506
		$A_a = 9000 \text{ sf} + [9000 \text{ sf} (0.75)] + [9000 \text{ sf} (2)]$		I f = 0.75		
		$A_a = 33,750 \text{ sf}$				
		FUNCTION OF SPACE	FLOOR AREA	LOAD FACTOR	OCCUPANT LOAD	
SE	OCCUPANT LOAD (ELEMENTARY)	SECOND LEVEL: CLASSROOMS ACCESSORY STORAGE, MECH. EQPM. ROOM	<u>1</u> 8∉1 <u>53</u> ∓\$.F.	1/20 net 1/300 gross	523 occupants 1 occupants	
		FIRST LEVEL:			27 occupants	
		CLASSROOMS	10,302 S.F. 2,605 S.F.	1/20 net	576 ocอีปิติสหรูupants	
		OFFICES MULTI-PURPOSE ROOM ` WARMING KITCHEN	4,032,S.F. 487 S.F.	1/100 gross 1/7 net 1/200 gross	3 occupants	IBC 1004, 1004.9 AND TABLE 1004.1.1
		LIBRARY LIBRARY (READING)	415 S.F.	1/50 net 1/100 gross	5 occupants 9 occupants	

Total building occupants

ACCESSORY STORAGE, MECH. EQPM. ROOM

REFER TO STRUCTURAL DRAWINGS

NON SEPARATED USE

"FIRE SAFETY AND EVACUATION PLANS" ARE TO BE SUBMITTED AS A DEFERRED SUBMITTAL

NUMBER OF EXITS (ELEMENTARY)	REQUIRED:	At First Floor: 4 At Second Floor: 3		PROVIDED:	At First At Seco	Floor: nd Floor:	9	IBC TABLE 5015.1, 1021 AND TABLES 1015.1, 1021.1, 1021.2
REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS BASED ON HORIZONTAL SEPARATION DISTANCE		<5'			1 hr (B and E) 1 hr (B and E) 0 hr (B and E) 0 hr (B and E)			IBC 705, 712.4 AND TABLE 602
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		Exterior Bearing Interior Bearing V Columns Beams, Girders, Floor-Ceiling Ass Roof-Ceiling Ass Interior Nonbear Exterior Nonbea	Walls	hes	0 hr 0 hr 0 hr 0 hr 0 hr			IBC 602.1, 702.1, CHAPTER 7 AND TABLE 601
SPACES REQUIRING FIRE-RESISTANCE RATED SEPARATION	NOT REQUIRED				_			IBC 420, 508.2.5, 706, 707, 708, 709, 712 1009.6.3, 1018.1, 1022, 1023, 3006 AND TABLES 508.2.5, 1018.1
ROOF COVERING MATERIAL	ALLOWABLE:	CLASS C		ACTUAL:	CLASS	A		IBC TABLE 1505.1
REQUIRED PLUMBING FIXTURES (ELEMENTARY)	PLUMBING FIXTURE	S DURING SCHOOL WITHOUT	OCCUPIED ML	JLTI-PURPOSE	ROOM FEMALE			
	OFFIG MULT WARI LIBRA	SSROOMS (1,039 occupants) CES (27 occupants) TI-PURPOSE (576 occupants) MING KITCHEN (3 occupants) ARY (14 occupants)	WC 10.39 0.54 0.00 0.01 10.99 0.056	10.39 0.34 0.00 0.78 0.01 0.04	WC LAV 10.39 10.39 0.54 0.34 0.00 0.00 0.02 0.01 0.011 15 0.04	9 10 4 0 0 0 14 0	0.39 0.27 00 01 0.03	
	I	OF FIXTURES REQUIRED OF FIXTURES PROVIDED	11 + 9 urinals	15	10.96 10.78 20).7 13	
	PLUMBING FIXTURE	S DURING OCCUPIED MULTI-	PURPOSMEMESO	<u>M</u> _	FEMALE			IBC 2902 AND TABLE 2902.1
			2.31 WC	LAV	WC LAV	Г)F	
	MULT	TI-PURPOSE (576 occupants)	2.31 1	.44 1.44	4.44 ^{1.44} 1.44	1.	15	
		OF FIXTURES REQUIRED OF FIXTURES PROVIDED	2 + 3 urinals	4	5 4	1.	15 2	

DRAWING INDEX

		12/09/13 CNI V BI DG SUBMIT	PLDG. 30011111111111111111111111111111111111	CNLV COMMENTS	/14 COMMENTS	03/24/14	04/24/14 04/24/14 0ELTA 6 "BEVISIONS	
		12/09/13	12/19/13	CNL	01/06/14 CNLV CC	03/24	04/24 197	_
A0.00	SHEET INDEX & CODE ANALYSIS	1	•	•	•	•(•	
A0.01	EXITING PLANS	,	•	•	•			ļ
A0.02	IECC REPORT		•	•				
CIV	IL							
C0.1	COVER SHEET		•					Ī
C0.2	GENERAL NOTES		•					İ
C1.2	DEMOLITION PLAN		•					Ī
C2.1	OVERALL SITE PLAN		•					Ī
C3.1	GRADING PLAN		•					Ī
C3.2	GRADING PLAN		•					Ī
C3.3	GRADING PLAN		•					Ī
C3.4	GRADING PLAN		•					Ī
C3.5	GRADING PLAN		•					Ī
C4.0	UTILITY PLAN		•					Ī
C4.1	UTILITY PLAN		•					Ī
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C7.1	SIGNING, STRIPING AND STREETLIGHT PLAN	,	•					I
LAN	IDSCAPE							
LC.0	COVER NOTES		•					Ī
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LC.0	COVER NOTES	•			
L1.01	LANDSCAPE PLAN	•			
L1.02	LANDSCAPE PLAN	•			
L2.01	IRRIGATION PLAN	•			
L2.02	IRRIGATION PLAN	•			
L3.01	PLANTING IRRIGATION DETAILS	•			
13.02	PLANTING IRRIGATION DETAILS	•			

L3.02	PLANTING IRRIGATION DETAILS	•					
ARC							
A1.00	OVERALL SITE PLAN	•	•				
A1.01	ENLARGED SITE PLAN	•	•				
A1.20	SITE DETAILS	•	•	Ľ	17		
A2.00	FLOOR PLAN OVERALL	•					1
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A2.11	FLOOR PLAN LEVEL 1B	•	•		•		
A2.12	FLOOR PLAN LEVEL 2	•	•				
A2.13	SLAB PLAN LEVEL 1A	•			•		
A2.14	SLAB PLAN LEVEL 1B	•			•		
A2.20	ENLARGED FLOOR PLANS AND ELEVATIONS	•					
A2.21	ENLARGED FLOOR PLANS AND ELEVATIONS	•			•		
A2.22	ENLARGED FLOOR PLANS AND ELEVATIONS	•					
A2.30	ENTRY STRUCTURE	•					
A2.40	PARTITION TYPES	•					
	DI ANI DETAILO					ıΠ	Ī

A2.13	SLAB PLAN LEVEL 1A	•		•		
A2.14	SLAB PLAN LEVEL 1B	•		•		
A2.20	ENLARGED FLOOR PLANS AND ELEVATIONS	•				
A2.21	ENLARGED FLOOR PLANS AND ELEVATIONS	•		•		
A2.22	ENLARGED FLOOR PLANS AND ELEVATIONS	•				
A2.30	ENTRY STRUCTURE	•				
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A2.42	METAL PANEL DETAILS	•		•		
A2.43	UL ASSEMBLIES	•				
A3.10	REFLECTED CEILING PLAN LEVEL 1A	•	•			
A3.11	REFLECTED CEILING PLAN LEVEL 1B	•	•			
A3.20	REFLECTED CEILING PLAN LEVEL 2	•	•	•		
A3.30	ENLARGED RCP AND DETAILS	•	•			
A4.01	ROOF PLAN AREA 1A	•		•		
A4.02	ROOF PLAN AREA 1B	•				
A4.10	ROOF DETAILS	•				
A5.01	EXTERIOR ELEVATIONS	•	•	1	•	Ĺ
A5.02	EXTERIOR ELEVATIONS	•	•	•	•	Ĺ
A6.01	BUILDING SECTIONS	•)	
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DRAWING INDEX

M2.20 FLOOR PLAN LEVEL 2 - HVAC

		72/09/13 CNLV BLDG. SUBMIT	3 COMMENTS	4 ONAMATENITO	03/24/14 03/24/14
ARC	CHITECTURAL CONTINUED	12/09/1: CNLV B	12/19/1 CNI V C	01/06/1	03/24/1
A10.01	ENLARGED STAIR PLANS AND SECTIONS	•			
A10.02	ENLARGED ELEVATOR PLAN AND SECTIONS	•			
ID9.01	INTERIOR ELEVATIONS	•			
ID9.02	INTERIOR ELEVATIONS	•			
STR	UCTURAL			•	
S0.01	COVER SHEET	•	•		
S0.11	GENERAL NOTES	•	•	•	
S0.12	GENERAL NOTES	•	•	•	
S2.01A	FOUNDATION PLAN AREA A	•	•		•
S2.01B	FOUNDATION PLAN AREA B	•	•		•
S2.02A	LEVEL 2 FRAMING PLAN AREA A	•			•
S2.02B	LEVEL 2 FRAMING PLAN AREA B	•			•
S2.03A	ROOF FRAMING PLAN AREA A	•	•		•
S2.03B	ROOF FRAMING PLAN AREA B	•			•
S3.01	TRASH ENCLOSURE	•			
S3.02	ENTRY STRUCTURE	•	•		
S5.01	SECTION AND DETAILS	•	•		
S5.02	SECTION AND DETAILS	•	•		
S5.03	SECTION AND DETAILS	•	•	•	
S5.04	SECTION AND DETAILS	•	•	•	•
S5.05	SECTION AND DETAILS	•	•		•
S5.06	SECTION AND DETAILS	•	•		•
MEC	CHANICAL				
M0.00	LENGEND, INDEX NOTES, SCHEDULES	•	•	•	•
M0.01	IECC, HVAC DETAILS	•	•		
M0.02	VENTILATION CALCULATIONS	•			
M2.00	OVERALL FLOOR PLANS - HVAC	•			
M2.00A	OVERALL FLOOR PLANS - HVAC ZONE	•			
M2.10	FLOOR PLAN LEVEL 1A - HVAC	•			
M2.11	FLOOR PLAN LEVEL 1B - HVAC	•	•		
				+	\leftarrow

M3.00	ROOF PLAN - HVAC, DWV	•	•		
PLUMBING					
P0.00	LEGEND, NOTES, SCHEDULES	•	•		•
P0.01	PLUMBING DETAILS	•			
P2.00S	OVERALL FLOOR PLANS - DWV	•	•	•	
P2.00W	OVERALL FLOOR PLANS - WATER	•			
P2.10S	FLOOR PLAN LEVEL 1A - DWV	•			
P2.10W	FLOOR PLAN LEVEL 1A - WATER	•			
P2.11S	FLOOR PLAN LEVEL 1B - DWV	•			
P2.11W	FLOOR PLAN LEVEL 1B - WATER	•			
P2.20S	FLOOR PLAN LEVEL 2 - DWV	•			
P2.20W	FLOOR PLAN LEVEL 2 - WATER	•			
P2.30S	FLOOR PLANS LEVEL 1 - DWV	•		•	
P2.30W	FLOOR PLANS LEVEL 1 - WATER	•		•	
P2.31	FLOOR PLANS LEVEL 2 DWV, WATER	•		•	
P4.01	ISOMETRICS		•	•	
P4.02	ISOMETRICS			•	

ISOMETRICS		•	•			
ISOMETRICS			•			
CTDIC AI						
JINIOAL					_	
LENGENDS AND SYMBOLS	•	•				
ONE LINE DIAGRAM	•	•		•(•	
ELECTRICAL SCHEDULES	•			•)	
ELECTRICAL SCHEDULES	•	•		•		
ELECTRICAL SITE PLAN	•	•				
ELECTRICAL LIGHTING FIRST FLOOR AREA A	•					
ELECTRICAL LIGHTING FIRST FLOOR ^{AREA} B	•					
ELECTRICAL LIGHTING SECOND FLOOR	•					
ELECTRICAL POWER PLAN FIRST FLOOR AREA A	•	•		•		
ELECTRICAL POWER PLAN FIRST FLOOR AREA B	•			•		
ELECTRICAL POWER PLAN SECOND FLOOR	•			•		
ELECTRICAL ROOF PLAN	•			•		
ELECTRICAL AUXILIARY PLAN OVERALL	•					
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ELECTRICAL AUXILIARY PLAN FIRST FLOOR AREA B	•			•		
ELECTRICAL AUXILIARY PLAN SECOND FLOOR	•			•		
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VICINITY MAP

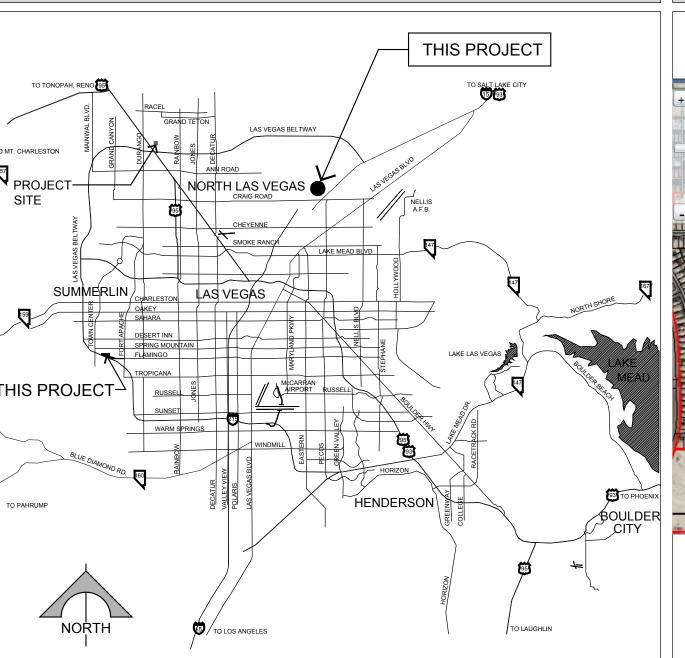
A8.10 DOOR AND WINDOW DETAILS

A9.01 CASEWORK DETAILS

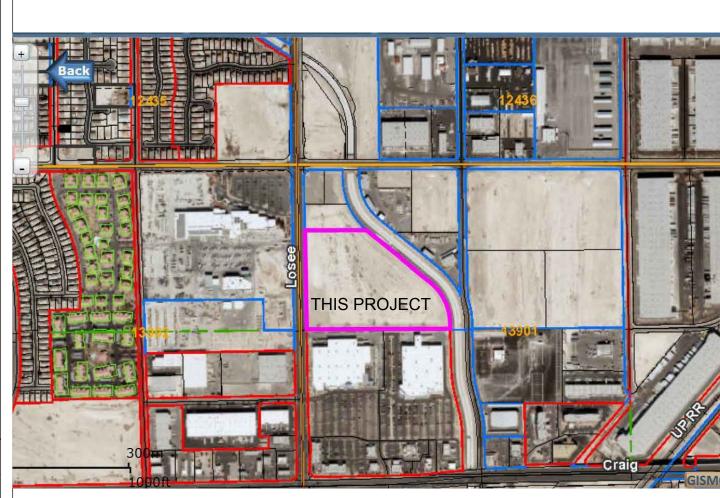
A7.10 WALL SECTIONS

A7.11 WALL SECTIONS

A7.12 WALL SECTIONS A8.01 DOOR SCHEDULE A8.02 WINDOW SCHEDULE A8.03 WINDOW SCHEDULE



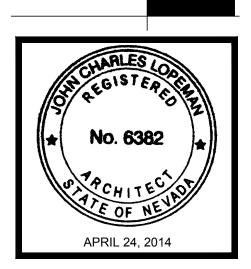
AERIAL





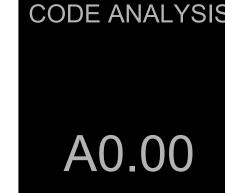
LOSEE ROAD SOUTH OF LOAN MOUNTAIN CITY OF NORTH LAS VEGAS, NEVADA PARCEL # 139-01-101-014 Current Zoning: Public / Semi-Public District (PSP)

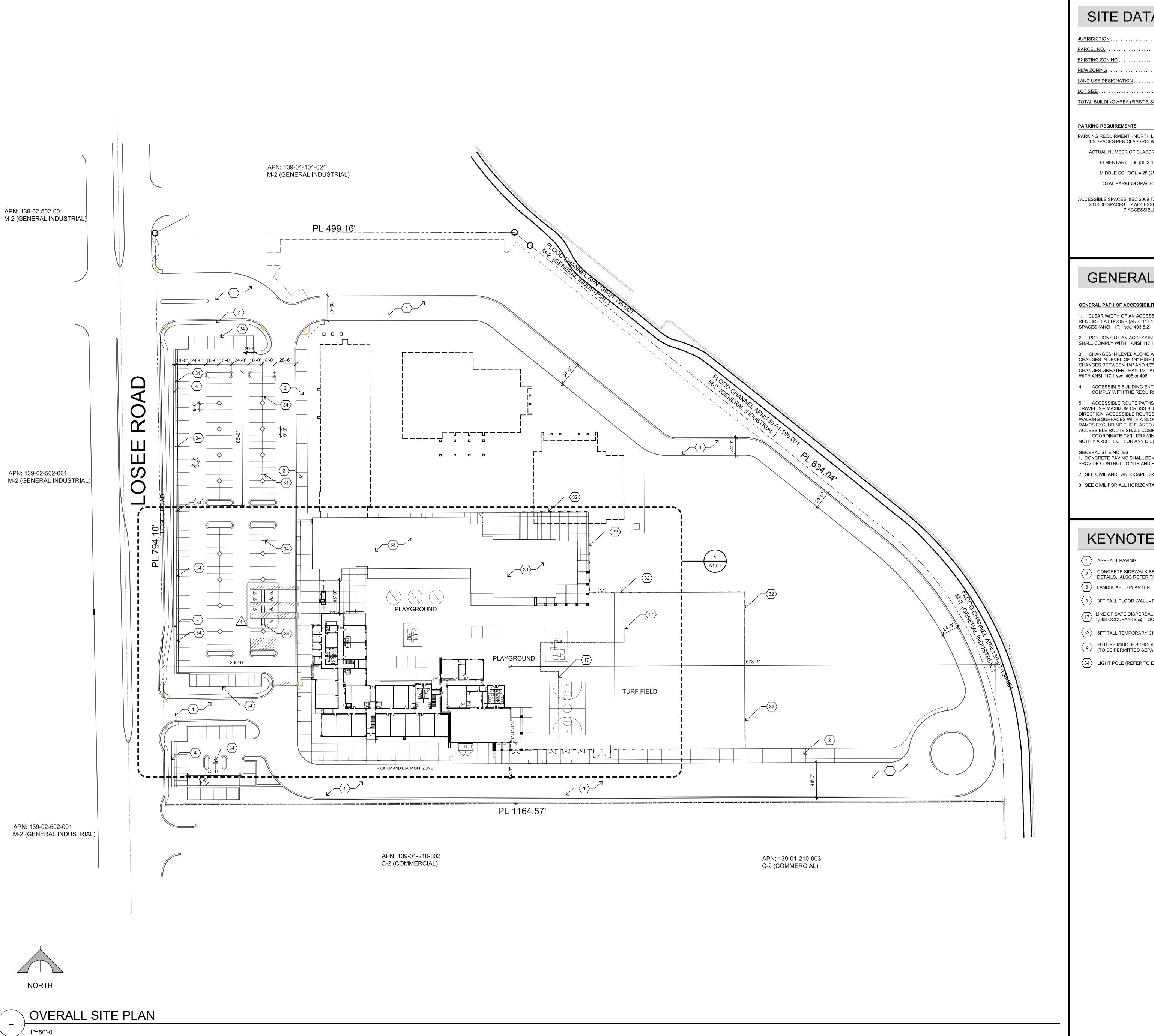




01/06/14 CNLV Comme 04/24/14 Revision

DECEMBER 05, 2013





SITE DATA

. . CITY OF NORTH LAS VEGAS - UNINCORPORATED JURISDICTION . . 139-01-101-014 PARCEL NO. . M-2 (GENERAL INDUSTRIAL) . . PSP (PUBLIC/SEMI-PUBLIC DISTRIC) . .GENERAL COMMERCIAL . 16.91 ACRES TOTAL BUILDING AREA (FIRST & SECOND FLOOR) . 43,982 SF

PARKING REQUIREMENTS

PARKING REQUIRMENT (NORTH LAS VEGAS ZONING ORDINANCE-TABLE 17.24.050-4) 1.5 SPACES PER CLASSROOM, LIBRARY, LECTURE HALL, AND CAFETERIA.

ACTUAL NUMBER OF CLASSROOMS ETC.

ELMENTARY = 36 (36 X 1.5) = 54 SPACES

MIDDLE SCHOOL = 28 (28 X 1.5) = 42 SPACES

TOTAL PARKING SPACES REQUIRED = 96 SPACES REQUIRED 207 SPACES PROVIDED

ACCESSIBLE SPACES (IBC 2009 TABLE 1106.1 & SECTION 1106.5) 201-300 SPACES = 7 ACCESSIBLE SPACES REQUIRED (INCLUDING 2 VAN - ACCESSIBLE SPACES) 7 ACCESSIBLE SPACES PROVIDED (INCLUDING 2 VAN - ACCESSIBLE SPACES)

GENERAL NOTES

GENERAL PATH OF ACCESSIBILITY NOTES

1. CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MINIMUM EXCEPT FOR GREATER WIDTHS REQUIRED AT DOORS (ANSI 117.1 sec. 403.5), TURNS ANSI FIGURE ANSI 117.1 sec. 403.5.1, AND PASSING

2. PORTIONS OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPES STEEPER THAN 1:20 ARE RAMPS AND SHALL COMPLY WITH ANSI 117.1 sec. 405.

3. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI 117.1 sec. 303. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT; CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM ARE TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2; CHANGES GREATER THAN 1/2 " ARE TO BE ACCOMPLISHED WITH CURB RAMP OR RAMP AND SHALL COMPLY WITH ANSI 117.1 sec. 405 or 406.

4. ACCESSIBLE BUILDING ENTRANCES SHALL BE CONNECTED TO ACCESSIBLE ROUTES AND COMPLY WITH THE REQUIREMENTS OF IBC CHAPTER 11 AND ANSI 117.1 CHAPTER 4.

5. ACCESSIBLE ROUTE PATHS OF TRAVEL SHALL HAVE A 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS SLOPE, 2% MAXIMUM SLOPE EACH WAY AT POINTS OF REST OR CHANGE IN DIRECTION. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE PORTIONS OF 2003 ANSI 117.1. COORDINATE CIVIL DRAWINGS FOR SLOPES AT INDICATED EXTERIOR ACCESSIBLE ROUTES AND NOTIFY ARCHITECT FOR ANY DISCREPANCIES AND SLOPES IN EXCESS OF ALLOWED MAXIMUMS.

GENERAL SITE NOTES

1. CONCRETE PAVING SHALL BE 4" THICK WITH 6x6 10/10 WWF REINFORCING AT MID HEIGHT OF PAVING. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS PER 1/A1.20.

2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ALL OFF SITE IMPROVEMENTS.

3. SEE CIVIL FOR ALL HORIZONTAL CONTROL.

KEYNOTES

1 ASPHALT PAVING

CONCRETE SIDEWALK-SEE 1/A1.20 FOR CONTROL AND EXPANSION JOINTS DETAILS. ALSO REFER TO CIVIL DRAWINGS

(3) LANDSCAPED PLANTER

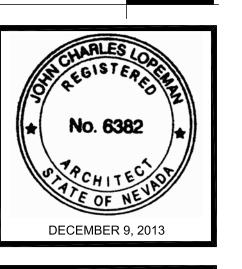
 \langle 4 \rangle 3FT TALL FLOOD WALL - REFER TO CIVIL DWGS.

LINE OF SAFE DISPERSAL AREA (50,844 S.F PROVIDED)
1,668 OCCUPANTS @ 1 OCC. PER 5 S.F = 8,340 S.F REQUIRED

 $\langle 32 \rangle$ 6FT TALL TEMPORARY CHAIN LINK FENCE

FUTURE MIDDLE SCHOOL - PHASE 1 (VOL II) (TO BE PERMITTED SEPARATELY)

(34) LIGHT POLE (REFER TO ELECTRICAL DWGS)

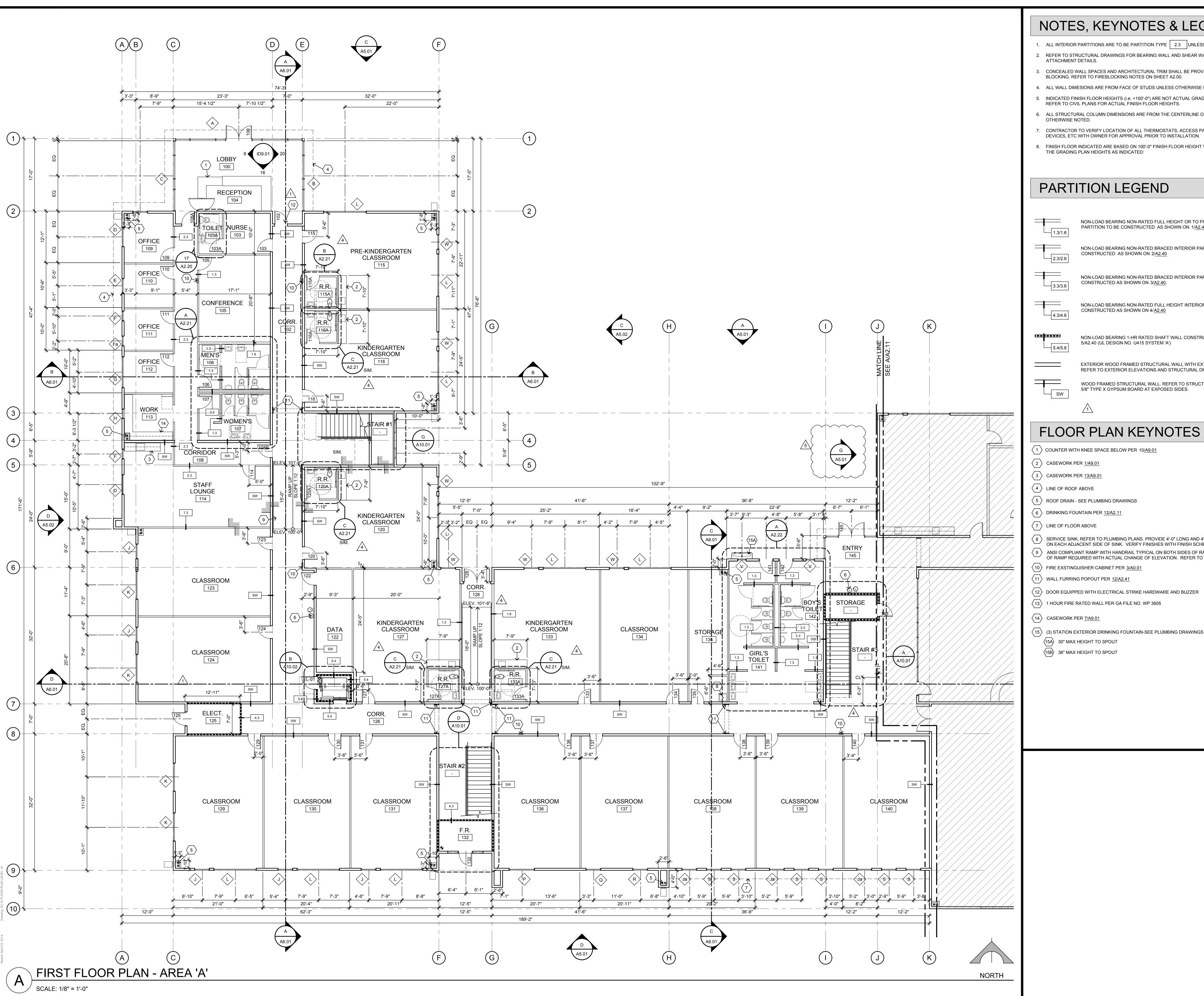


rawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the projec for which they are prepared, and not for construction of any other project.

12/19/13 CNLV Comment

DECEMBER 05, 2013

OVERALL SITE PLAN



NOTES, KEYNOTES & LEGEND

- 1. ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE | 2.3 UNLESS OTHERWISE NOTED.
- 2. REFER TO STRUCTURAL DRAWINGS FOR BEARING WALL AND SHEAR WALL CONSTRUCTION AND ATTACHMENT DETAILS.
- 3. CONCEALED WALL SPACES AND ARCHITECTURAL TRIM SHALL BE PROVIDED WITH FIRE
 - BLOCKING. REFER TO FIREBLOCKING NOTES ON SHEET A2.00.
- 4. ALL WALL DIMESIONS ARE FROM FACE OF STUDS UNLESS OTHERWISE NOTED.
- 5. INDICATED FINISH FLOOR HEIGHTS (i.e. +100'-0") ARE NOT ACTUAL GRADE FINISH FLOOR HEIGHTS. REFER TO CIVIL PLANS FOR ACTUAL FINISH FLOOR HEIGHTS.
- 6. ALL STRUCTURAL COLUMN DIMENSIONS ARE FROM THE CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
- 7. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS, ACCESS PANELS, ALARM & A/V DEVICES, ETC WITH OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 8. FINISH FLOOR INDICATED ARE BASED ON 100'-0" FINISH FLOOR HEIGHT WHICH DO NOT MATCH THE GRADING PLAN HEIGHTS AS INDICATED:

PARTITION LEGEND

NON-LOAD BEARING NON-RATED FULL HEIGHT OR TO FRAMED CEILING INTERIOR PARTITION TO BE CONSTRUCTED AS SHOWN ON 1/A2.40 1.3/1.6

> NON-LOAD BEARING NON-RATED BRACED INTERIOR PARTITION TO BE CONSTRUCTED AS SHOWN ON 2/A2.40

NON-LOAD BEARING NON-RATED BRACED INTERIOR PARTITION TO BE CONSTRUCTED AS SHOWN ON 3/A2.40.

NON-LOAD BEARING NON-RATED FULL HEIGHT INTERIOR PARTITION TO BE CONSTRUCTED AS SHOWN ON 4/A2.40

NON-LOAD BEARING 1-HR RATED SHAFT WALL CONSTRUCTION AS SHOWN ON 5/A2.40 (UL DESIGN NO. U415 SYSTEM 'A') 5.4/5.6

> EXTERIOR WOOD FRAMED STRUCTURAL WALL WITH EXTERIOR PLASTER FINISH. REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.

WOOD FRAMED STRUCTURAL WALL. REFER TO STRUCTURAL DRAWINGS. PROVIDE 5/8" TYPE X GYPSUM BOARD AT EXPOSED SIDES.

- \langle 1 \rangle COUNTER WITH KNEE SPACE BELOW PER 10/A9.01
- $\langle 2 \rangle$ CASEWORK PER <u>1/A9.01</u>

2.3/2.6

3.3/3.6

4.3/4.6

- 3 CASEWORK PER 13/A9.01
- $\langle 4 \rangle$ LINE OF ROOF ABOVE
- 5 ROOF DRAIN SEE PLUMBING DRAWINGS
- $\langle 6 \rangle$ DRINKING FOUNTAIN PER 12/A2.11
- 7 LINE OF FLOOR ABOVE
- \langle 8 \rangle SERVICE SINK, REFER TO PLUMBING PLANS. PROVIDE 4'-0" LONG AND 4'-0" HIGH FRP PANEL ON EACH ADJACENT SIDE OF SINK. VERIFY FINISHES WITH FINISH SCHEDULE DRAWINGS.
- 9 ANSI COMPLIANT RAMP WITH HANDRAIL TYPICAL ON BOTH SIDES OF RAMP. VERIFY LENGTH OF RAMP REQUIRED WITH ACTUAL CHANGE OF ELEVATION. REFER TO DETAIL 13/A2.41
- $\langle 10 \rangle$ FIRE EXSTINGUISHER CABINET PER <u>3/A0.01</u>
- (11) WALL FURRING POPOUT PER 12/A2.41
- 12 DOOR EQUIPPED WITH ELECTRICAL STRIKE HARDWARE AND BUZZER
- 13 1 HOUR FIRE RATED WALL PER GA FILE NO. WP 3605
- $\langle 14 \rangle$ CASEWORK PER <u>7/A9.01</u>
- $\langle 15 \rangle$ (3) STATION EXTERIOR DRINKING FOUNTAIN-SEE PLUMBING DRAWINGS
- (15A) 30" MAX HEIGHT TO SPOUT
- (15B) 36" MAX HEIGHT TO SPOUT



APRIL 24, 2014

Prawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained

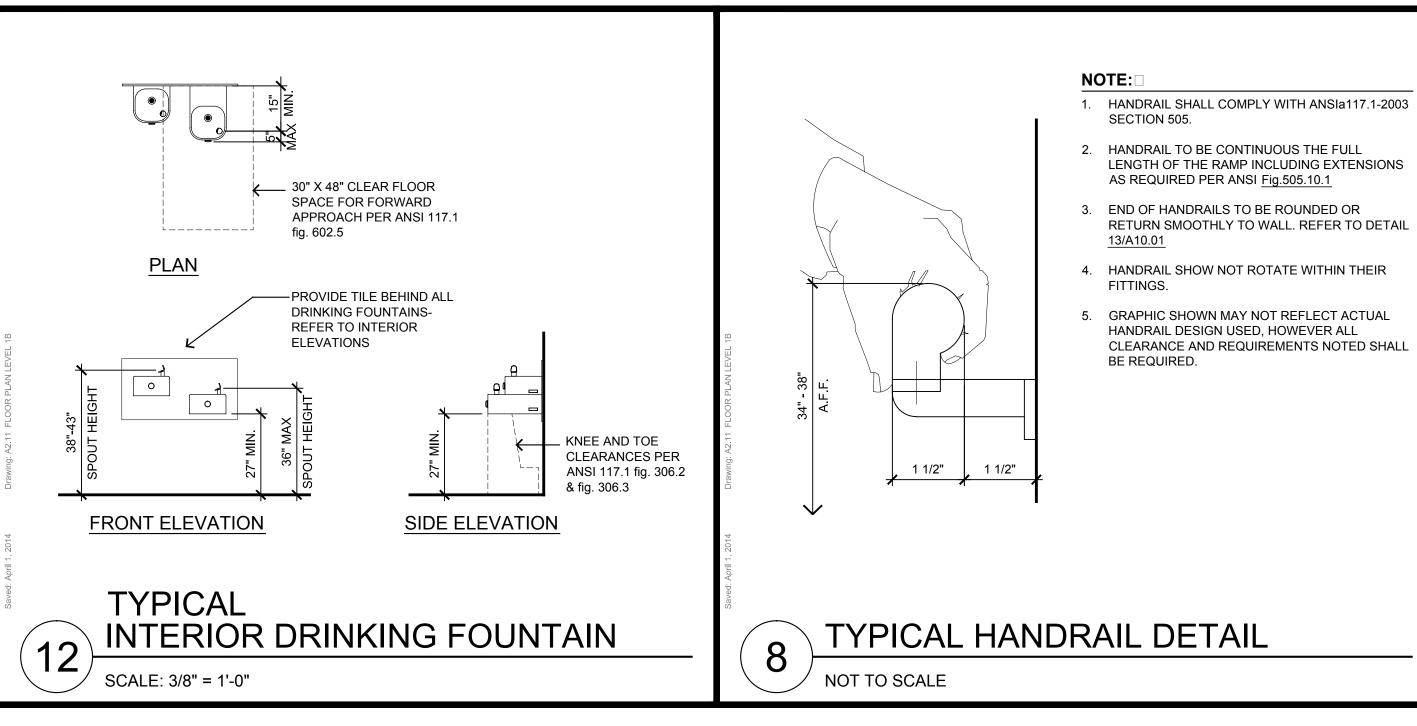
by the client may be utilized only for his use and for occupying the project for which they are prepared, and not for construction of any other project.

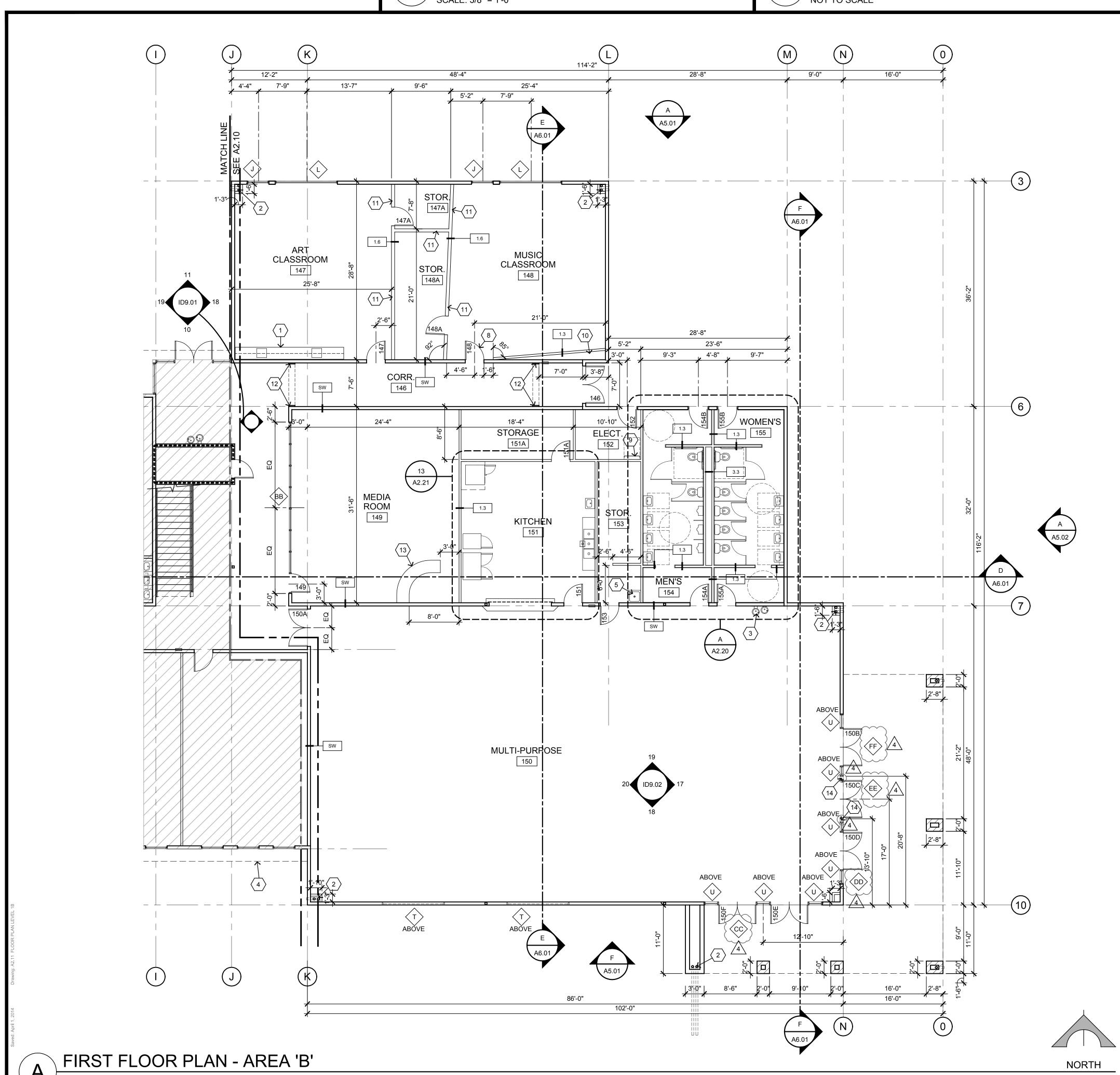
12/19/13 CNLV Commen

03/25/14 NOC #11 03/24/14 Revisions 04/22/14 NOC# 23 04/24/14 Revision

DECEMBER 05, 2013

FLOOR PLAN LEVEL 1A





NOTES, KEYNOTES & LEGEND

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- 4. ALL WALL DIMESIONS ARE FROM FACE OF STUDS UNLESS OTHERWISE NOTED.
- 5. INDICATED FINISH FLOOR HEIGHTS (i.e. +100'-0") ARE NOT ACTUAL GRADE FINISH FLOOR HEIGHTS. REFER TO CIVIL PLANS FOR ACTUAL FINISH FLOOR HEIGHTS.
- ALL STRUCTURAL COLUMN DIMENSIONS ARE FROM THE CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS, ACCESS PANELS, ALARM & A/V DEVICES, ETC WITH OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 8. FINISH FLOOR INDICATED ARE BASED ON 100'-0" FINISH FLOOR HEIGHT WHICH DO NOT MATCH THE GRADING PLAN HEIGHTS AS INDICATED:

PARTITION LEGEND

NON-LOAD BEARING NON-RATED FULL HEIGHT OR TO FRAMED CEILING INTERIOR PARTITION TO BE CONSTRUCTED AS SHOWN ON 1/A2.40

NON-LOAD BEARING NON-RATED BRACED INTERIOR PARTITION TO BE CONSTRUCTED AS SHOWN ON 2/A2.40

NON-LOAD BEARING NON-RATED BRACED INTERIOR PARTITION TO BE CONSTRUCTED AS SHOWN ON 3/A2.40.

CONSTRUCTED AS SHOWN ON 4/A2.40

5/A2.40 (UL DESIGN NO. U415 SYSTEM 'A')

NON-LOAD BEARING 1-HR RATED SHAFT WALL CONSTRUCTION AS SHOWN ON

NON-LOAD BEARING NON-RATED FULL HEIGHT INTERIOR PARTITION TO BE

EXTERIOR WOOD FRAMED STRUCTURAL WALL WITH EXTERIOR PLASTER FINISH.
REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.

WOOD FRAMED STRUCTURAL WALL. REFER TO STRUCTURAL DRAWINGS. PROVIDE 5/8" TYPE X GYPSUM BOARD AT EXPOSED SIDES.

1

FLOOR PLAN KEYNOTES

1 CASEWORK PER <u>11/A9.01</u>

4.3/4.6

5.4/5.6

- 2 ROOF DRAIN SEE PLUMBING DRAWINGS
- (3) DRINKING FOUNTAIN PER 12/A2.11
- 4 LINE OF FLOOR ABOVE
- 5 SERVICE SINK, REFER TO PLUMBING PLANS. PROVIDE 4'-0" LONG AND 4'-0" HIGH FRP PANEL ON EACH ADJACENT SIDE OF SINK. VERIFY FINISHES WITH FINISH SCHEDULE DRAWINGS.
- 6 FIRE EXSTINGUISHER CABINET PER 3/A0.01
- 7 8" CMU PILASTER.
- 8 PROVIDE SOUND SEALS & DOOR BOTTOM
- 9 ROOF ACCESS LADDER PER 9/A4.10
- 10 FILL VOID BETWEEN WALL WITH ACOUSTIC BATT INSULATION
 11 FULL HEIGHT WALL WITH ACOUSTIC BATT INSULATION
- (12) WALL FURRING POPOUT PER 12/A2.41
- 13 CASEWORK PER <u>9/A9.01</u>
- 14 STRUCTURAL POST REFER TO STRUCTURAL DRAWINGS



TY OF NORTH LAS VEGAS

Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they are prepared, and not

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for construction of any other project.

delta date description

12/19/13 CNLV Comment

03/10/13 NOC #6 03/24/14 Revisions

project number

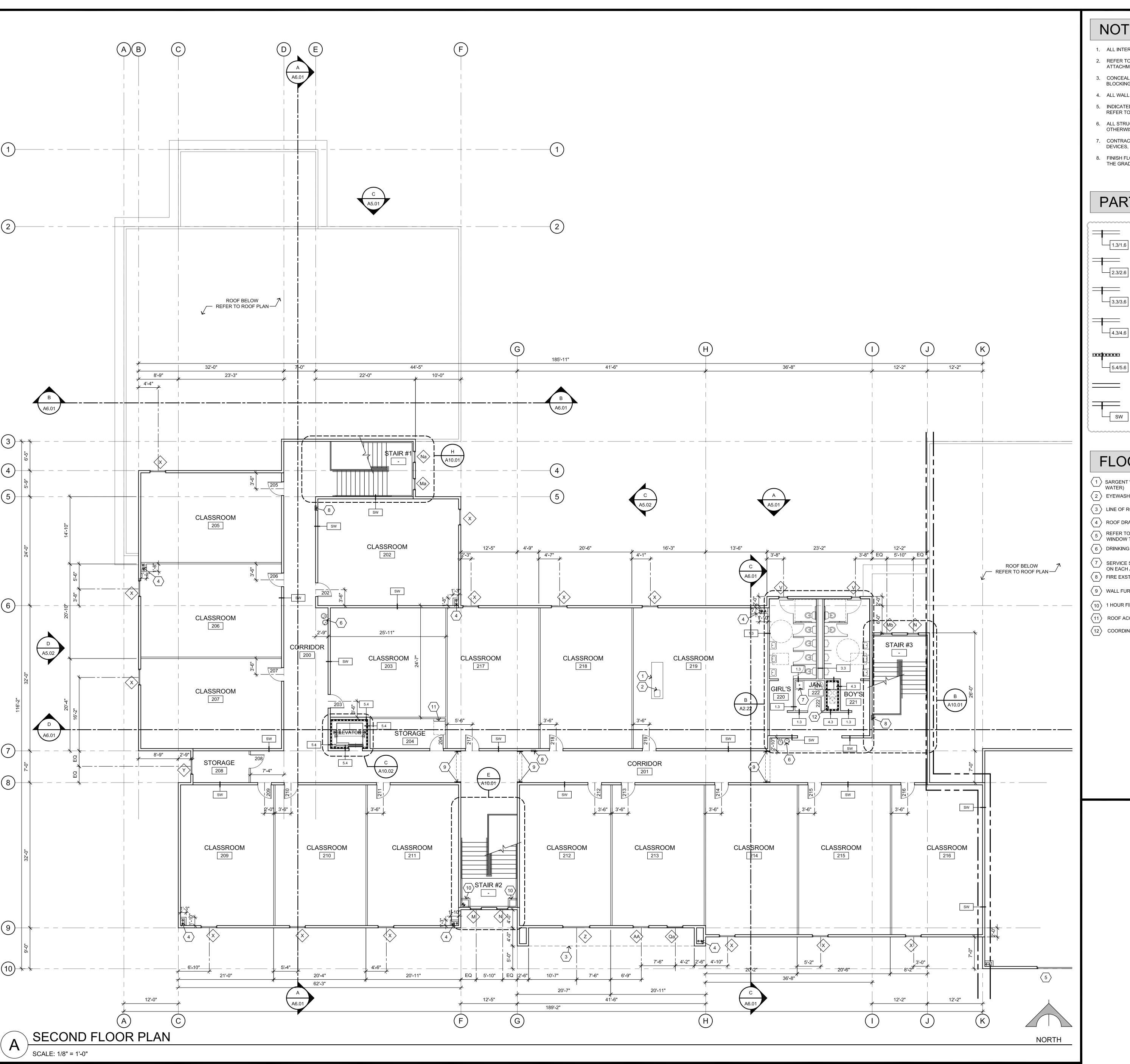
DECEMBER 05, 2013

LEVEL 1B
A2.11

165

SCALE: 1/8" = 1'-0"

Attachment 6- Facility Floor Plan



NOTES, KEYNOTES & LEGEND

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5.4/5.6

NON-LOAD BEARING 1-HR RATED SHAFT WALL CONSTRUCTION AS SHOWN ON 5/A2.40 (UL DESIGN NO. U415 SYSTEM 'A')

EXTERIOR WOOD FRAMED STRUCTURAL WALL WITH EXTERIOR PLASTER FINISH. REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.

WOOD FRAMED STRUCTURAL WALL. REFER TO STRUCTURAL DRAWINGS. PROVIDE 5/8" TYPE X GYPSUM BOARD AT EXPOSED SIDES.

FLOOR PLAN KEYNOTES

- (1) SARGENT WELCH WLG 1216-ADA INSTRUCTORS TABLE (PROVIDE POWER AND HOT/COLD
- \langle 2 \rangle EYEWASH STATION, MANF: GUARDIAN, MODEL NO. G1806 SINGLE ACTION SWING DOWN UNIT
- $\langle 3 \rangle$ LINE OF ROOF ABOVE
- 4 ROOF DRAIN SEE PLUMBING DRAWINGS
- REFER TO EXTERIOR ELEVATIONS FOR LOCATION OF CLERESTORY WINDOWS WINDOW TAGS ARE LOCATED ON FIRST FLOOR PLAN
- $\langle 6 \rangle$ DRINKING FOUNTAIN PER <u>12/A2.11</u>
- \langle 7 \rangle SERVICE SINK, REFER TO PLUMBING PLANS. PROVIDE 4'-0" LONG AND 4'-0" HIGH FRP PANEL ON EACH ADJACENT SIDE OF SINK. VERIFY FINISHES WITH FINISH SCHEDULE DRAWINGS.
- \langle 8 \rangle FIRE EXSTINGUISHER CABINET PER <u>3/A0.01</u>
- $\langle 9 \rangle$ WALL FURRING POPOUT PER <u>12/A2.41</u>
- $\langle 10 \rangle$ 1 HOUR FIRE RATED WALL PER GA FILE NO. WP 3605
- 11 ROOF ACCESS LADDER PER 9/A4.10
- (12) COORDINATE SHAFT OPENING AS REQUIRED TO ALLOW FOR MECHANICAL DUCTS





rawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they are prepared, and not for construction of any other project. 12/19/13 CNLV Comment DECEMBER 05, 2013

FLOOR PLAN LEVEL 2

INFORMATION SHEET

 $A_a = 27,158 \text{ sf}$

Function of space

Multi-purpose Room

Reference mechanical drawings for mechanical compliance

Reference electrical drawings for interior and exterior lighting compliance

FIRST FLOOR

UPON PERMITTING, CONTRACTOR SHALL PROVIDE ARCHITECT (1) COPY OF THE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS INCLUDING ALL BUILDING DEPARMENT

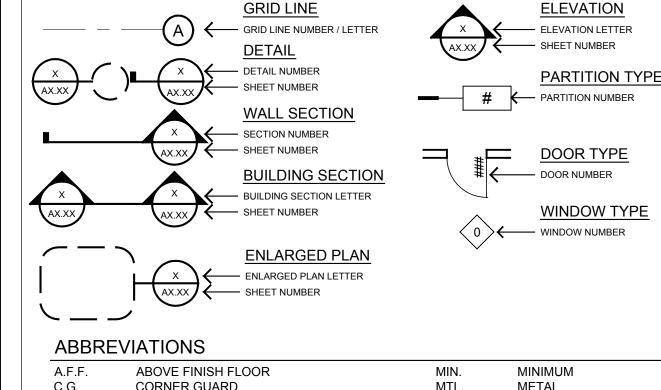
GENERAL NOTES

- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN CONTRACT DOCUMENTS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
- NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. ALL WORK SHALL BE PERFORMED BY APPROPRIATELY SKILLED PERSONS.
- THE CONTRACTOR SHALL ON AN ONGOING BASIS, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH AND REMOVE ALL DEBRIS FROM BUILDNG PREMISES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE DELIVERY, INSTALLATION AND STORAGE OF THOSE ITEMS BEING INSTALLED PER THE CONTRACT DOCUMENTS.
- SCHEDULES. SUBSTITUTIONS SHALL NOT BE ALLOWED FOR MATERIALS NOT ORDERED IN A TIMELY FASHION.

CONTRACTOR IS RESPONSIBLE TO DETERMINE AND COORDINATE ALL MATERIAL LEAD

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE VARIOUS TRADES AND THEIR WORK AS IT RELATES TO OTHER TRADES.
- 10. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENTS FIELD INSPECTOR(S).
- 11. ANY REQUESTS FOR INFORMATION (RFI'S) PROMPTED BY BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND/OR INSPECTORS FIELD
- 12. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS.
- 13. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS OR CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
- 14. ALL UNDIMENSIONED DOORS SHALL BE OFFSET 6" FROM ADJACENT WALL TO OPENING
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. ANY ERRORS AND/OR OMISSIONS SHALL BE NOTED AND SENT TO THE ARCHITECT PRIOR TO STARTING THAT PORTION IF WORK AND WITH ADEQUATE TIME TO REVIEW AND RESPOND.

SYMBOLS



A.F.F.	ABOVE FINISH FLOOR	MIN.	MINIMUM
C.G.	CORNER GUARD	MTL.	METAL
DIA.	DIAMETER	N.I.C.	NOT IN CONTRACT
EA.	EACH	O.C.	ON CENTER
ELECT.	ELECTRICAL	OCC.	OCCUPANTS
EQ.	EQUAL	SIM.	SIMILAR
F.D.	FLOOR DRAIN	S.O.G.	SLAB ON GRADE
F.E.	FIRE EXTINGUISHER	STL.	STEEL
F.R.P.	FIBER REIINFORCED PANEL	STRUCT.	STRUCTURAL
F.V.	FIELD VERIFY	TYP.	TYPICAL
GA.	GAGE	U.N.O.	UNLESS NOTED OTHERWI
GYP. BD.	GYPSUM BOARD	VERT.	VERTICAL
HORZ.	HORIZONTAL	VIF	VERIFY IN FIELD
MAX.	MAXIMUM	W/	WITH

PROJECT TEAM	
OWNER CA LAS VEGAS BB, LLC 3000 OLYMPIC BLVD. SUITE 2120 SANTA MONICA CA 90404 CONTACT PHONE #	
ARCHITECT ETHOS THREE ARCHITECTURE 8985 S. EASTERN AVE., SUITE 220 LAS VEGAS, NV 89123 CONTACT PHONE # FAX #	702.456.1070
GENERAL CONTRACTOR NEVADA GENERAL CONSTRUCTION 4121 WAGON TRAIL AVENUE LAS VEGAS, NV 89118 CONTACT PHONE # FAX #	
CIVIL LOCHSA ENGINEERING 6345 SOUTH JONES BLVD. SUITE 100 LAS VEGAS, NEVADA 89118 CONTACT PHONE # FAX #	
LANDSCAPE SOUTHWICK LANDSCAPE ARCHITECTS 1700 W. HORIZON RIDGE PKWY, SUITE 203 HENDERSON, NV 89012 CONTACT PHONE # FAX #	
STRUCTURAL ENGINEERIN M.A. ENGINEERING 3281 S HIGHLAND DR #813 LAS VEGAS, NV 89109 CONTACT	

MECHANICAL, PLUMBING & ELECTRICAL

JOHN AGOSTINO

702.269.1575

702.269.1574

TJK CONSULTING ENGINEERS, INC. 5459 S. DURANGO DR., SUITE 100

LAS VEGAS, NV 89113

PHONE # .

Construction Documents

Somerset Academy Losee Campus - Phase III

4650 & 4700 Losee Rd North Las Vegas, NV 89081 PARCEL # 139-01-101-014 Current Zoning: Public/Semi-public (Commercial) (PSP)

CODE ANALYSIS

9) OCCUPANT LOAD

MULTI-PURPOSE / GYMNASI	UM					ACOUSTICAL CEILING TILE: FLAME SPREAD INDEX <25; SMOKE DEVELOPED INDEX <50 (CLASS A ACOUSTICAL PANEL (AT LOBBY ONLY): FLAME SPREAD INDEX 0; SMOKE DEVELOPED INDEX 0 (C
1) CODE YEAR / TYPE	CNLV Administrative Code (CNLV Title 15), 2012 International Building Code (IBC) w/S International Energy Conservation Code (IECC) w/SN Amendments, 2012 Uniform Mec (UPC) w/SN Amendments, 2012 International Fire Code (IFC) w/SN Amendments, ICC.	hanical Code (UMC) w / SN Amendments, 2012 Uniform Plumbing Code		Code (IBC) w/ SN Amendments, 2011 National Electrical Code w/ SN Amendments, 2009 12 Uniform Mechanical Code (UMC) w/ SN Amendments, 2012 Uniform Plumbing Code mendments, ICC/ANSI 117.1-2009	CITY OF LAS VEGAS	REFERENCE PLANS - MP BLDG
	BUILDING	3 A	В	BUILDING B		
O) OCCUPANCY CLASCIFICATION	Assembly (A-3) Educational (E)		Assembly (A-3) Educational ((E)	IBC Chapter 3	INTERIOR BUILDIN
2) OCCUPANCY CLASSIFICATION	☐ Main Occupancy ☑ Most Restrictive ☐ Accessory Use (<10%)	✓ Non-Separated Uses ☐ Separated Uses (See Item 15)	☐ Main Occupancy ☑ Most Restrictive ☐ Accessory U	Jse (<10%) ☑ Non-Separated Uses ☐ Separated Uses (See Item 15		☐ EXTERIOR AREA U
3) TYPE OF CONSTRUCTION	TYPE V-B		TYPE V-B		IBC 602	ROOF
4) FIRE SPRINKLERS	☑ Yes ☐ No TYPE NFPA 13		☑ Yes ☐ No TYPE NFPA 13		IBC 903, 903.3	
5) FIRE ALARM	☑ Yes ☐ No Emergency voice/alarm communication system		☑ Yes ☐ No Emergency voice/alarm communication	system	IBC 907	
a) BUIU BING HEIGHT	Occupancy <u>Base Allowable</u> <u>Sprinkler</u>	Increase Total Allowable Actual	Occupancy <u>Base Allowable</u>	Sprinkler Increase Total Allowable Actual	BC 503, 504 and Table 503	
6) BUILDING HEIGHT	Assembly (A-3) 40 + 20	= 60 33'-4"	Assembly (A-3) 40	_ 20 = 60 34'-8''	— IBC 503, 504 and Table 503	
7) STORIES	Occupancy <u>Base Allowable</u> <u>Sprinkler</u>	Increase Total Allowable Actual	Occupancy <u>Base Allowable</u>	Sprinkler Increase Total Allowable Actual	BC 503, 504 and Table 503	
7) STORIES	Assembly (A-3) 1 + 1	= 2 1	Assembly (A-3) 1	. 1 = 2	IDO 303, 304 and Table 303	
8) AREA	ALLOWABLE Base Allowable (At) 6,000 ACTUAL	FIRST FLOOR AREA (sf) 25,238	ALLOWABLE Base Affowable (At) 6,000	ACTUAL FIRST FLOOR AREA (sf) 12,76	BC 503, 505 through 507 and	BUILDING 'A' BUILDING B'
	Sprinkler Increase (Is) 3	Interior Building Area (sf) 21,959	Sprinkler Increase (Is) 3	Interior Building Area (sf) 12564	Table 503	
	Perimeter fronting PW (F) 583	Ext. Area Under Roof (sf) 3,279	Perimeter fronting PW (F) 307	Ext. Area Under Roof (sf) 198		
	Entire perimeter (P) 751		Entire perimeter (P) 475			
	Width of PW (W) 30		Width of PW (W) 30			
<i>▶</i>	Adjusted Allowable (A _{a)} 27,158	TOTAL BUILDING AREA (sf) 25,238	Adjusted Allowable (A _{a)} 26,378	TOTAL BUILDING AREA (sf) 12,76	52	
	ALLOWABLE AREA CALCULATION	FRONTAGE INCREASE	ALLOWABLE AREA CALCULATION	FRONTAGE INCREASE		
<i>ķ</i>	$A_a = A_t + (A_t \times I_f) + (A_t \times I_s)$	$I_f = ((F/P) - 0.25)$ x $(W/30)$	$A_a = A_t + (A_t \times I_f) + (A_t \times I_f)$	I_s) $I_f = ((F/P) - 0.25)$ x $(W/30)$		
	$A_a = 6,000 + ((6,000) \times (0.5263)) + ((6,000) \times (3)$	$I_f = (((583)/(751)) - 0.25) \times ((30)/30$	$A_{a} = 6,000 + ((6,000) \times (0.39632)) + ((6,000)$	$I_f = (((307)/(475)) - 0.25) \times ((30)/(30)$)	
4	1	1.				

 $A_a = 26,378 \text{ sf}$

Function of space

FIRST FLOOR

Floor Area (sf) Occupant Load Factor

Occupant Load

129 occupants

10,606 in Bleacher seating 590 *occupants 663 sf Bleacher handicap & companion 4 occupants 12 occupants 3,283 sf Classroom Band Room 20 *occupants 44 occupants 557 sf Accessory storage areas, mech eqpm Library (reading rooms) 8 *occupants Library (Stack area) 100 gross 5,211 sf 4 occupants Toilet / Circulation / Structure Accessory storage areas, mech eqpn 100 gross Toilet / Circulation / Structure Total building occupants * Floor areas indicated are a summation of all area however occupant loads are figured as a summation of rounded up individual area occupant loads to coincide with exiting plans PROVIDED First Floor REQUIRED First Floor 3 PROVIDED First Floor 10) NUMBER OF EXITS REQUIRED | First Floor IBC 1015.1, 1021 and Tables 1015.1,

294 occupants

\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			,
11) FIRE RESISTANCE RATING	Primary Structural Frame	Primary Structural Frame	IBC 602.1, Chapter 7 and Table 601
REQUIREMENTS FOR BUILDING ELEMENTS	Exterior bearing walls	ஐ Exterior bearing walls	
	Interior bearing walls	Interior bearing walls	
	Floor construction and associated secondary members 0 hr	Floor construction and associated secondary members 0 hr	
>	Roof construction and associated secondary members 0 hr	Roof construction and associated secondary members 0 hr	
12) REQUIRED FIRE RESISTANCE OF			IBC 705 and Table 602
EXTERIOR WALLS DUE TO LOCATION	Fire senaration distance	Fire separation distance	

2) REQUIRED FIRE RESISTANCE OF		
KTERIOR WALLS DUE TO LOCATION	Fire separation distance	A Occupancy
N PROPERTY	X (feet)	A Occupancy
	X<5	1
	5 ≤ X ≤ 10	1
	10 ≤ X ≤ 30	0
	X ≥ 30	0
PROTECTION OF OPENINGS DUE TO	·	•

13) PROTECTION OF OPENINGS DUE TO									IBC 705.8 and Table 705.8
LOCATION ON PROPERTY AND MAXIMUM	Fire separation distance (feet)	Degree of opening	protection	Allowable area	7	Fire separation distance (feet)	Degree of opening protection	Allowable area	7
AREA OF EXTERIOR WALL OPENINGS	10 to less than 15	Unprotected, Sp	orinklered	45%	7	5 to less than 10	Unprotected, Sprinklered	25%	7
	30 or greater	Unprotected, Sp	prinklered	Not required	1	30 or greater	Unprotected, Sprinklered	Not required	7
14) SPACES REQUIRING FIRE-RESISTANCE					'			-	IBC 420, 509, 706, 707, 708, 709, 711,
RATED SEPARATION	Space	Separation and/or protect		ion and/or protection		Space	Separa	tion and/or protection	712, 1009, 1002.2, 1023.3, 3006 and
>			2 hou	ur firewall separation betwe	n A & E occ	upancies (per Table 706.4 footnote a)	•		Tables 505, Chapter 34
\	Electrical Room with transformer > 112-1/2 KVA (NEC 450.21 (B)) 1 hour					Fire riser room (IFC SNVA 916.4) 1 hour fire enclosure		re	7 /2
					_		•		

) NON-SEPARATED OR SEPARATED USES	Non-sep	arated uses.								Single of	occupancy use building with	accessory occup	pancy		
ITH CALCULATIONS															
) ROOF COVERING MATERIAL	REQUIRED	Class C		PROVID	DED Class	; A				REQUIRED	Class C	<u> </u>	<u>PROVIDED</u>	Class A	
REQUIRED PLUMBING FIXTURES	•			•	•										
	Occupancy	Occupant	Water (Closets	Lav	vatories	Bathtubs or	Dinking	Service]					
	Occupancy	Load	Male	Female	Male	Female	show ers	Fountains	Sink						
	Assembly	1943	1 per 125	1 per 65	1 per 200	1 per 200	N/A	1 per 500							
	A3		7.77	14.95	4.86	4.86		3.89	1.00						
	Educational	242	1 per 50	1 per 50	1 per 50	1 per 50	N/A	1 per 100		1					
	E		2.42	2.42	2.42	2.42		2.42	1.00						
	Business	1	1:25 for the first 50	1:25 for the first 50	1:40 for the first 8	0 1:40 for the first 80	N/A	1 per 100		1					
	В		and 1:50 for the	and 1:50 for the	and 1:80 for the	and 1:80 for the									
			remainder over 50	remainder over 50	remainder over 80	remainder over 80									
			0.02	0.02	0.01	0.01		0.01	1.00						
	Storage	19	1 per 100	1 per 100	1 per 100	1 per 100	Emergency	1 per 1000							
	S-1/S-2		0.10	0.10	0.10	0.10	Show er	0.02	1.00						
^		otal Required	10.31	17.48	7.39	7.39	N/A	6.34	1						
<u>/1</u> `	7	Total Provided	13.5	17.5	8.5	9.5	5	10	3						
					1-	4.0		4.4							

Floor Area (sf) Occupant Load Factor

Campus Total Provided 65 71 45 46 5 44 8 18) SPECIAL INSPECTION(S) REQUIRED Reference structural, mechanical and electrical drawings for additional required special inspection items IBC Chapter 17 products requiring seismic resistance Mastic and intumescent fire-resistant coatings Fire-resistant penetrations and joints 19) I.E.C.C. COMPLIANCE REPORTS IBC 1301 and I.E.C.C. Reference sheet A0.21 for envelope compliance

INTERIOR WALL AND CEILING FINISHES

PER 2012 IBC TABLE 803.9 FOR SPRINKLERED BUILDING

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY								
Group	Interior exit stairways, interior exit ramps and exit passageways	Corridors and enclosure for exit access stairways and exit access ramps	Rooms and enclosed spaces					
A-3 (Multi-purpose)	B B	В	С					
E (Classrooms)	В	С	С					

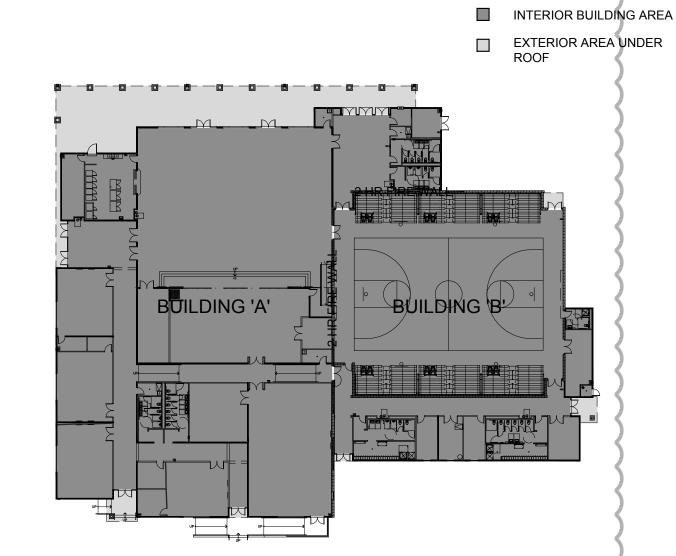
- Class A: Flame spread index 0-25; smoke-developed index 0-450 Class **B**: Flame spread index 26-75; smoke-developed index 0-450 Class **C**: Flame spread index 76-200; smoke-developed index 0-450
- TYPICAL WHERE PROVIDED AT WALLS:

GYPSUM BOARD PANELS: FLAME SPREAD INDEX 15; SMOKE DEVELOPED INDEX 0 (CLASS A) MANUFACTURED STONE VENEER: FLAME SPREAD INDEX 0; SMOKE DEVELOPED INDEX 0 (CLASS A) FRP PANELS (AT JANITOR AND KITCHEN AREAS ONLY): FLAME SPREAD INDEX <200; SMOKE DEVELOPED INDEX <450 (CLASS C)

TYPICAL WHERE PROVIDED AT CEILINGS:

GYPSUM BOARD PANELS: FLAME SPREAD INDEX 15; SMOKE DEVELOPED INDEX 0 (CLASS A) ACOUSTICAL CEILING TILE: FLAME SPREAD INDEX <25; SMOKE DEVELOPED INDEX <50 (CLASS A) ACOUSTICAL PANEL (AT LOBBY ONLY): FLAME SPREAD INDEX 0 ; SMOKE DEVELOPED INDEX 0 (CLASS A)

REFERENCE PLANS - MP BLDG

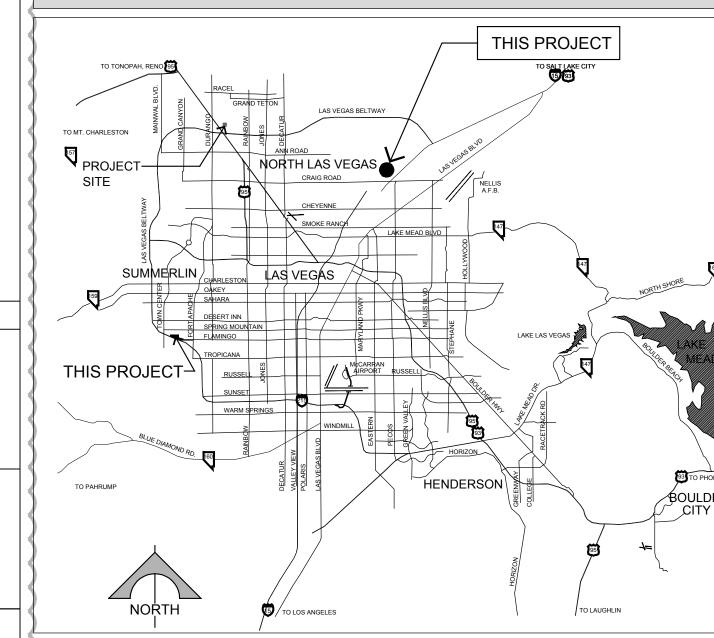


VICINITY MAP

IBC 1004 and Table 1004.1.2

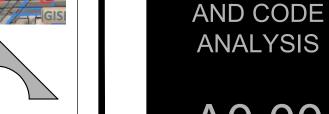
/₁\ |IBC 508.3 or 508.4 and Table 508.4

IBC 2902 and Table 2902.1



AERIAL MAP







LOSEE PHASE

awings and specifications remain the property of the design professional. Copies of the drawings and specifications retaine by the client may be utilized only fo his use and for occupying the project for which they are prepared, and no for construction of any other project

1/9/17 CNLV Comment 5/1/17 MP VE Revision

DECEMBER 7, 2016

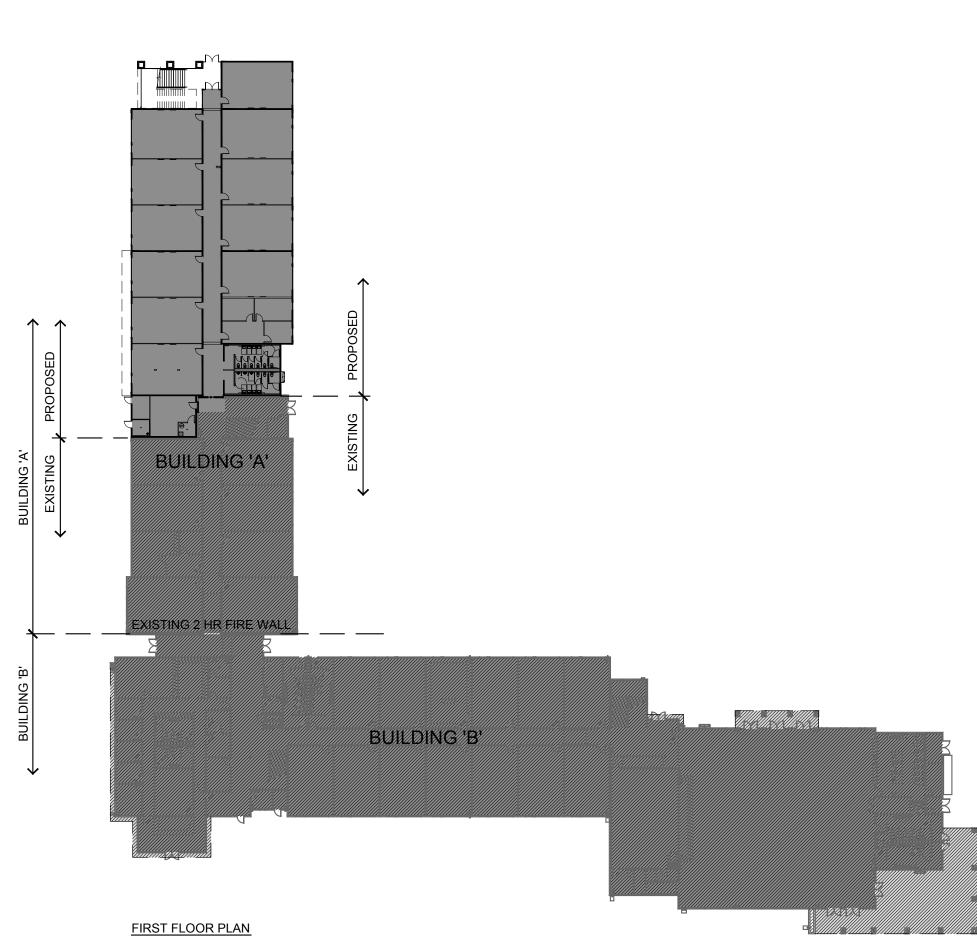
ANALYSIS

Building —	Water	Closets	Lava	tories	Bathtubs or	Drinking	Service
Building	Male	Female	Male	Female	show ers	Fountains	Sink
Elementary Building	10.99	10.96	10.78	10.78	N/A	10.7	1
(CNLV Permit # 129365)							
MS/HS Building B							
(CNLV Permit # 129462)	22.27	26.34	20.21	20.21	N1/A	19.42	1
MS/HS Building A	22.21	20.34	20.21	20.21	N/A	19.42	
(This Project)							
Multi-Purpose Building	13.46	22.4	9.82	9.82	N/A	8.54	1
(This Project)							
Total Required	46.72	59.7	40.81	40.81	N/A	38.66	3

Building –	Water (Closets	Lavat	ories	Bathtubs or	Drinking	Service
Building	Male	Female	Male	Female	show ers	Fountains*	Sink
Elementary Building	20	20	15	15	0	13	2
(CNLV Permit # 129365)						(5/8)	
MS/HS Building B	19.5	21.5	13.5	13.5	0	14	2
(CNLV Permit # 129462)						(7/7)	
MS/HS Building A	12	12	8	8	0	7	1
(This Project)		~~~~		~~~~		(5/2)	\
Multi-Purpose Building	13.5	17.5	8.5	9.5	5	10	3
(This Project)						(5/5)	
Total Provided	65	71	45	46	5	44	8
						(22/22)	

REFERENCE PLANS - MS/HS BUILDING





CODE ANALYSIS

DDLE SCHOOL / HIGH SCHOO	1	Title 15), 2012 International Building Code (IBC) w/	SN Amendments 2011 National Flectrical	Code w / SN Amendments 2000	and the second					
CODE YEAR / TYPE	International Energy Conservation (Code (IECC) w / SN Amendments, 2012 Uniform Menternational Fire Code (IFC) w / SN Amendments, IC	chanical Code (UMC) w/SNAmendments		2009 International Building Code, 20 2009 Uniform Plumbing Code (UPC)	008 National ⊟ectrical Code (N , 2009 International Fire Code	NEC), 2009 International E , 2003 ICC/ANSI Handica	fnergy Conservation Code (IECC), o Accessibility, Southern Nevada	2009 Uniform Mechanical Code (UMC), Code Amendments	CITY OF NORTH LAS VEGAS
		(EXISTING PER CLV PERMIT NO	D. 139511) + ADDITION (THIS	S PROJECT)		BUILDING B (EX	ISTING PER CNL	V PERMIT NO. 129462)	
CCUPANCY CLASSIFICATION	Educational (E) Main Occupancy Most	t Restrictive	✓ Non-Separated Uses ☐ Se	enarated Uses (See Item 15)	Educational (E) Main Occupancy	t Restrictive	sorv Use (<10%)	Non-Separated Uses	Separated Uses (See Item 15)	IBC Chapter 3
YPE OF CONSTRUCTION	TYPE V-B		Troil departies deces	pparation obes (Occ Item 10)	✓ Main Occupancy ☐ Most Restrictive ☐ Accessory Use (<10%) ☐ Non-Separated Uses ☐ Separated Uses (See Item 15					IBC 602
RE SPRINKLERS	☑ Yes ☐ No TYPE	NFPA 13			☑ Yes ☐ No TYPE	NFPA 13				IBC 903, 903.3
						cy voice/alarm communic				
IRE ALARM	✓ Yes No Emergency voice/alarm communication system Occupancy Base Allowable Sprinkler Increase Total Allowable Actual			Actual	✓ Yes ☐ No Emergence Occupancy	ole Actual	IBC 907			
BUILDING HEIGHT	Educational (E) 40 + 20 = 60			35'-0"	Educational (E)	Base Allowable 40	Sprinkler Ir + 20	<u>ncrease</u> Total Allowab	34'-0"	BC 503, 504 and Table 503
STORIES	Occupancy	Base Allowable Sprinkle	r Increase Total Allowable	Actual	Occupancy	Base Allowable	Sprinkler Ir	ncrease Total Allowab	ole Actual	- IBC 503, 504 and Table 503
	Educational (E)	1 +	= 2	2	Educational (E)	1	+ 1	= 2	2	,
REA	ALLOWABLE Base Allowate Sprinkler In		FIRST FLOOR AREA (sf) Existing Int Bldg Area (sf)	17,178 6,942	ALLOWABLE Base Allowate Sprinkler In		500 ACTUAL	FIRST FLOOR AREA (sf)	29,635	IBC 503, 505 through 507 and Table 503
			Addition Int Bldg Area (sf)	10,236						Table 303
	Perimeter f	fronting PW (F) 598	Ext. Area Under Roof (sf)	0		- , ,	026	SECOND FLOOR AREA	(sf) 14,301	
	Entire perir Width of P	. ,	SECOND FLOOR AREA (sf) Existing Int Bldg Area (sf)	18,007 7,024	Entire perin		30			
	VVIGITI OF E	,,,(,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Addition Int Bldg Area (sf)	10,236	vvidin or i	, v (vv)				
			Ext. Area Under Roof (sf)	747						
	Adjusted Allo		TOTAL BUILDING AREA (sf)	35,185		/	125	TOTAL BUILDING AREA	(sf) 43,936	-
	ALLOWABLE AREA CALCU		FRONTAGE INCREASE	-x ·	ALLOWABLE AREA CALCU		(A	FRONTAGE INCREASE	0.05)	
		$A_t \times I_f$) + $(A_t \times I_s)$) x (0.6373)) + ((9,500) x (2)	$I_f = ((F/P) - 0.25)$ $I_f = (((598))/(674)$,	$A_{a} = A_{t} + (A)$ $A_{a} = 9,500 + ((9,500)$		$(A_t \times I_s)$ 500) x (3)	$I_f = ((F/P) - (I_f = I_f = $	0.25) x (W/30) 26))- 0.25)x ((30)/ 30	
OOUDANT I CAR	A _a = 34,554 sf		I _f = 0.6373		A _a = 45,125 sf	., ((· · ·)	. ,		, , , , , , , , , , , , , , , , , , , ,	
CCUPANT LOAD	Function of space	Floor Area (sf) O	ccupant Load Factor O	ccupant Load	Function of space	Flo	oor Area (sf) Occu	pant Load Factor	Occupant Load	IBC 1004 and Table 1004.1.2
	FIRST FLOOR				FIRST FLOOR					
	Educational (Classroom) Educational (Classroom)	•		59 *occupants 12 *occupants	Classrooms Business		8,053 sf 3,202 sf	20 net 100 gross	403 occupants 33 occupants	
	Business (addition)	943 sf	100 gross	11 *occupants	Lobby	mach can	471 sf	15 net	32 occupants	
	Business (existing) Accessory storage areas,		100 gross 300 gross	7 occupants 3 *occupants	Accessory storage areas, Multi-Purpose Room	шоот с үрш	978 sf 6776 sf	300 gross 7 net	11 *occupants 968 occupants	
	Accessory storage areas, Toilet / Circulation / Struc	acture 3,552 sf	300 gross	1 occupant	Platform Warming kitchen		1445 sf 628 sf	15 net 200 gross	97 occupants 4 occupants	
		First Floor Total 17178 sf	6	22 occupants					1548 occupants	
	SECOND FLOOR	n)(addition) 7,939 sf	20 not 40	M *assuments	SECOND FLOOR Classrooms		9,893 sf	20 net	498 *occupants	
	Educational (Classroom Educational (Classroom	n) (existing) 4,925 sf	20 net 25	94 *occupants 51 *occupants	Accessory storage areas,	mech eqpm	1,326 sf	300 gross	9 *occupants	
	Business (existing) Accessory storage areas,	315 sf mech eqpm (addn) 245 sf	100 gross 300 gross	4 occupants 2 occupants					507* occupants	
	Accessory storage areas, Toilet / Circulation / Stru	, ,	300 gross	1 occupant						
		Second Floor Total 17260 sf		62 occupants 34 occupants			Total	building occupants	2,055 occupants	
		summation of all area however occupant I	oads are figured as a summation of	•		exiting plans			·	1
NUMBER OF EXITS	REQUIRED First Floor Second Floor	3 PROVIDED	First Floor 3 Second Floor 3		REQUIRED First Floor Second Floor	4	PROVIDED	First Floor 10 Second Floor 2		IBC 1015.1, 1021 and Tables 1015.1, 1021.1 1021.2
FIRE RESISTANCE RATING	Primary S	Structural Frame	0 hr		Primary S	Structural Frame		0 hr		IBC 602.1, Chapter 7 and Table 601
UIREMENTS FOR BUILDING ELEMENTS		bearing walls			 			0 hr		
		earing walls			"					
		nstruction and associated secondary mem					•	s 0 hr		
REQUIRED FIRE RESISTANCE OF ERIOR WALLS DUE TO LOCATION		Fire separation distance				Fire separa	ation distance	T		IBC 705 and Table 602
PROPERTY		X (feet) 5 ≤ X ≤ 10	E Occupancy			X (feet) X≤ 10	E Occupancy		
		10 ≤ X ≤ 30	0			10 ≤	X ≤ 30	0		
		X≥30	0			X	≥ 30	0		
PROTECTION OF OPENINGS DUE TO ATION ON PROPERTY AND MAXIMUM	Fire separation of	distance (feet) Degree of o	pening protection	Allowable area						IBC 705.8 and Table 705.8
A OF EXTERIOR WALL OPENINGS	15 to less 20 to less	· ·	ed, Sprinklered	75% No Limit						
	25 to less 30 or gro	than 30 Unprotected	ed, Sprinklered	No Limit Not Required						
		Uniprotecto	oo, OpinikioiGu	, tot i toquilleu						IDO 400 500 500 500
NDACES DESCRIBING FIRE DESCRIPTION										IBC 420, 509, 706, 707, 708, 709, 717, 712, 1009, 1002.2, 1023.3, 3006 and
		Space	Separation and/or	<u>'</u>		Space		Separation and		
		Space r stair (less than 4 stories)	•	<u>'</u>	ccupancies (per Table 706.4 fo	·		Separation and		Tables 505, Chapter 34
		r stair (less than 4 stories)	2 hour fire	<u>'</u>	ccupancies (per Table 706.4 fo	·		Separation and		
ED SEPARATION NON-SEPARATED OR SEPARATED USES	Enclosed space under Fire riser room (IFC S	r stair (less than 4 stories)	2 hour fire 1 hour enclosure	<u>'</u>	Ccupancies (per Table 706.4 fo	·		Separation and		
ED SEPARATION NON-SEPARATED OR SEPARATED USES H CALCULATIONS	Enclosed space under Fire riser room (IFC S	r stair (less than 4 stories) NVA 916.4)	2 hour fire 1 hour enclosure	<u>'</u>		·	PROVIDED	Separation and	d/or protection	Tables 505, Chapter 34
ED SEPARATION NON-SEPARATED OR SEPARATED USES H CALCULATIONS ROOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC Si Non-separated uses be REQUIRED Class C	r stair (less than 4 stories) NVA 916.4) etween B and E occupancies.	2 hour fire 1 hour enclosure 1 hour fire partition Class A	wall between A, B and E oo	Non-separated uses REQUIRED Class C	·	PROVIDED	,	d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4
ED SEPARATION NON-SEPARATED OR SEPARATED USES H CALCULATIONS ROOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC SI Non-separated uses be REQUIRED Class C Occupant Load	r stair (less than 4 stories) SNVA 916.4) etween B and E occupancies. PROVIDED Water Closets Male Female	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female	wall between A, B and E or 2 2 Bathtubs or Showers Fountains Sink	Non-separated uses REQUIRED Class C	·	PROVIDED	,	d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
ON-SEPARATION ON-SEPARATED OR SEPARATED USES I CALCULATIONS OOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC SI Non-separated uses be REQUIRED Class C Occupant Load Educational 1664	r stair (less than 4 stories) SNVA 916.4 etween B and E occupancies. PROVIDED	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 16.64	Wall between A, B and E or 2 Bathtubs or showers Fountains Sink N/A 1 per 100 16.64 1.00	Non-separated uses REQUIRED Class C	·	PROVIDED	,	d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
ON-SEPARATION ON-SEPARATED OR SEPARATED USES I CALCULATIONS OOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC SI Non-separated uses be REQUIRED Class C Occupant Load	SNVA 916.4 PROVIDED PROVIDED PROV	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 16.64	Bathtubs or Show ers Fountains Sink N/A 1 per 100	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
ED SEPARATION ION-SEPARATED OR SEPARATED USES H CALCULATIONS ROOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC SI Non-separated uses be REQUIRED Class C Occupant Load Educational 1664	SNVA 916.4 SNVA 916.4 SNVA 916.4 SNVA 916.4 PROVIDED	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 16.64 0 for the first 80 1:40 for the first 80 and 1:80 for the	Wall between A, B and E or 2 Bathtubs or showers Fountains Sink N/A 1 per 100 16.64 1.00	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
ED SEPARATION ION-SEPARATED OR SEPARATED USES H CALCULATIONS ROOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC S) Non-separated uses be REQUIRED Class C Occupancy Occupant Load Educational 1664 E Business 55 B Assembly 1101	PROVIDED PROVIDED	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 16.64 0 for the first 80 and 1:80 for the enable of the en	Bathtubs or show ers Fountains Sink N/A 1 per 100 16.64 1.00 N/A 1 per 100 0.55 1.00 N/A 1 per 500	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
ED SEPARATION NON-SEPARATED OR SEPARATED USES H CALCULATIONS ROOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC State of the second of the sec	Tetween B and E occupancies PROVIDED	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 16.64 0 for the first 80 1:40 for the first 80 and 1:80 for the lainder over 80 0.69 1 per 200 1 per 200 2.75 2.75 1 per 100 1 per 100	Wall between A, B and E or	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
ED SEPARATION ION-SEPARATED OR SEPARATED USES H CALCULATIONS ROOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC SI Non-separated uses be REQUIRED Class C Occupancy Occupant Load Educational 1664 E Business 55 B Assembly 1101 A3 Storage 27 S-1/S-2 Total Required	SNVA 916.4 PROVIDED PROVID	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 16.64 0 for the first 80 and 1:80 for the enclosure ainder over 80 0.69 0.69 1 per 200 1 per 200 2.75 2.75 1 per 100 1 per 100 0.14 0.14 20.22 20.22	Wall between A, B and E or	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
NON-SEPARATED OR SEPARATED USES TH CALCULATIONS ROOF COVERING MATERIAL	Enclosed space under Fire riser room (IFC S) Non-separated uses be recommended as a separated use of the separated uses be recommended as a separated use of the separated uses be recommended as a separated use of the separated uses of the se	Testair (less than 4 stories) SNVA 916.4	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 1:40 for the first 80 and 1:80 for the lainder over 80 0.69 1 per 200 2.75 1 per 100 0.14 0.14	Wall between A, B and E or	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
NON-SEPARATED OR SEPARATED USES TH CALCULATIONS ROOF COVERING MATERIAL REQUIRED PLUMBING FIXTURES	Enclosed space under Fire riser room (IFC S) Non-separated uses be recommended and separated uses be recomm	Testair (less than 4 stories) SNVA 916.4	2 hour fire 1 hour enclosure 1 hour fire partition 1 hour fire fire fire fire fire fire fire fir	Wall between A, B and E or	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection 1	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1 IBC 2902 and Table 2902.1
NON-SEPARATED OR SEPARATED USES TH CALCULATIONS ROOF COVERING MATERIAL REQUIRED PLUMBING FIXTURES	Enclosed space under Fire riser room (IFC S) Non-separated uses be recommended by the separated uses by the separated	SNVA 916.4 PROVIDED OVIDED PROV	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 0 for the first 80 1:40 for the first 80 and 1:80 for the lainder over 80 0.69 1 per 200 2.75 1 per 100 0.14 20.22 21.50 47 equired special inspection items atterials □ Lavatories Female 1 per 50 1 per 50 1 per 50 1 per 50 1 per 200 2.75 2.75 1 per 100 0.14 20.22 21.50 47 equired special inspection items atterials □ EIFS was	Wall between A, B and E or	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection 1	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1
SPACES REQUIRING FIRE-RESISTANCE TED SEPARATION NON-SEPARATED OR SEPARATED USES TH CALCULATIONS ROOF COVERING MATERIAL REQUIRED PLUMBING FIXTURES SPECIAL INSPECTION(S) REQUIRED I.E.C.C. COMPLIANCE REPORTS	Enclosed space under Fire riser room (IFC S) Non-separated uses be recommended by the separated uses by the separated	r stair (less than 4 stories) RNVA 916.4) PROVIDED Water Closets Male 1 per 50 16.64 1:25 for the first 50 1:25 for the first 50 and 1:50 for the remainder over 50 1.10 1 per 125 1 per 65 4.40 1 per 100 0.14 0.14 0 22.28 0 31.50 0 33.50 0 67 72 PROVIDED PROVIDED PROVIDED PROVIDED 1 per 50 1 per 50 1 per 50 1 per 50 1 per 64 1 per 65 1 per 65 1 per 65 1 per 65 1 per 65 1 per 65 1 per 65 1 per 100 1 per	2 hour fire 1 hour enclosure 1 hour fire partition Class A Lavatories Male Female 1 per 50 1 per 50 16.64 0 for the first 80 1:40 for the first 80 and 1:80 for the lainder over 80 0.69 1 per 200 2.75 1 per 100 0.14 20.22 21.50 47 equired special inspection items atterials □ Lavatories Female 1 per 50 1 per 50 1 per 50 1 per 50 1 per 200 2.75 2.75 1 per 100 0.14 20.22 21.50 47 equired special inspection items atterials □ EIFS was	Wall between A, B and E or	Non-separated uses REQUIRED Class C	·	PROVIDED		d/or protection 1	Tables 505, Chapter 34 IBC 508.3 or 508.4 and Table 508.4 IBC Table 1505.1 IBC 2902 and Table 2902.1

GRAYED AREAS INDICATE EXISTING PERMITTED BUILDING AREAS PER THE INDICATED NORTH LAS VEGAS PERMIT NUMBERS AND ARE NOT PART OF THE PROJECT SCOPE. THESE ARE SHOWN ONLY FOR CODE ANALYSIS PURPOSES FOR FACTORS THAT AFFECT THIS PROJECT'S SCOPE.

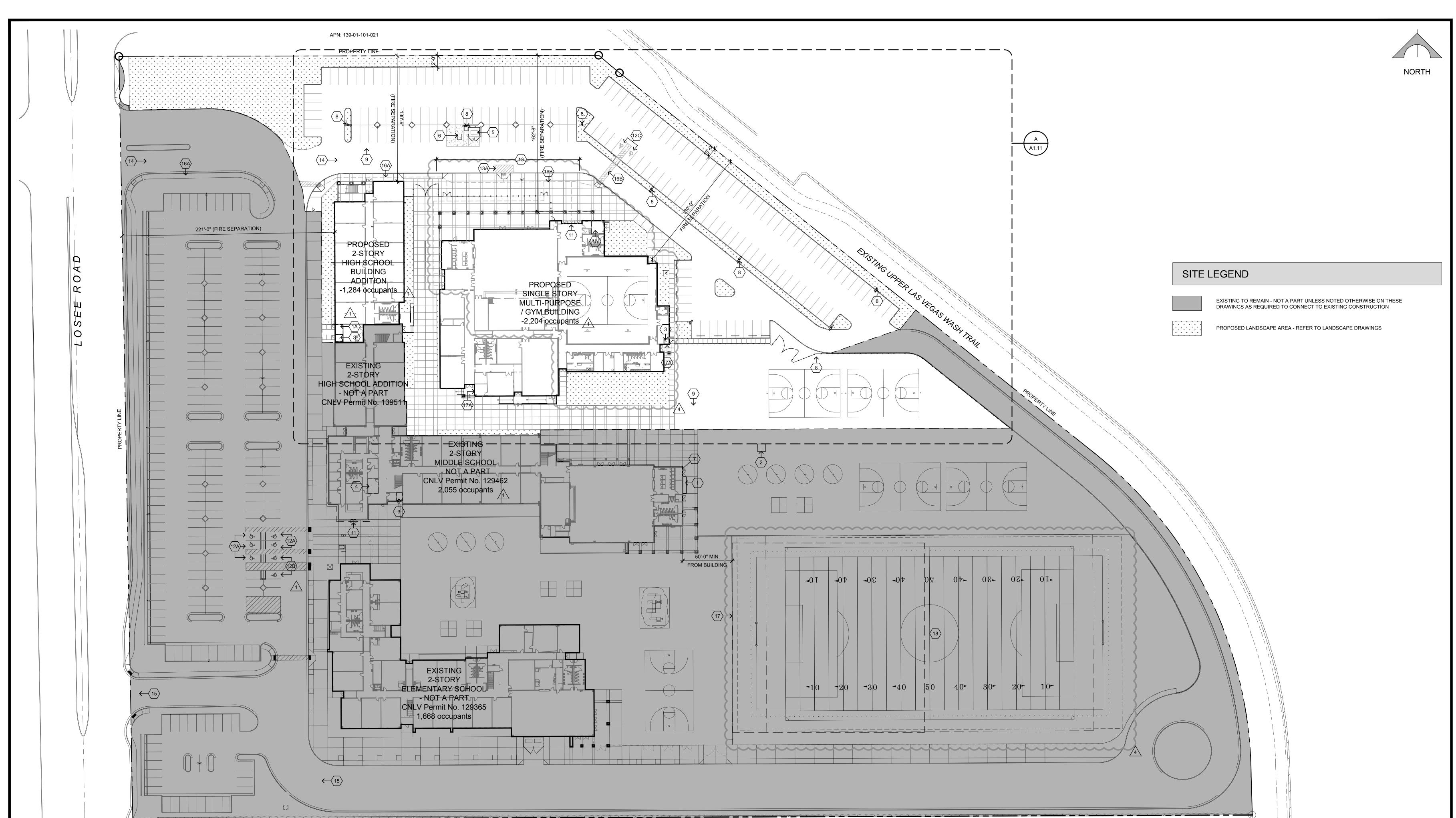


SOMERSET LOSEE PHASE III PROJECT EXPANSION

Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they are prepared, and not for construction of any other project.

DECEMBER 7, 2016

CODE ANALYSIS



APN: 139-01-210-003

SITE PLAN KEYNOTES

- PROTECT IN PLACE EXISTING MSA TO REMAIN. REFER TO ELECTRICAL FOR CONTINUATION TO PROPOSED ADDITIONS.
- 1A ELECTRICAL ROOM. REFER TO ELECTRICAL FOR LAYOUT.
- 2 PROTECT IN PLACE EXISTING TRANSFORMER TO REMAIN
- (3) FIRE RISER ROOM LOCATION. REFER TO FLOOR PLANS.
- MAIN DATA ROOM. REFER TO ELECTRICAL FOR CONTINUATION TO PROPOSED ADDITIONS.
- TRASH ENCLOSURE. REFER TO ENLARGED PLAN 16/A12.10.
- $\frac{1}{2}$ GREASE INTERCEPTOR. REFER TO CIVIL AND PLUMBING DRAWINGS
- EXISTING IRRIGATION CONTROLLER LOCATION . REFERENCE LANDSCAPE DRAWINGS.
- $\frac{\mathbb{H}}{2}$ 8 SITE LIGHTING. SEE ELECTRICAL DRAWINGS.
- FIRE LANE. SEE CIVIL DRAWINGS.
- 10 not used
- MAIN ENTRY

12A EXISTING ACCESSIBLE PARKING
12B EXISTING VAN ACCESSIBLE PARKING
12C ACCESSIBLE PARKING PROVIDED UNDER THIS PROJECT

(12) ACCESSIBLE PARKING. REFER TO ENLARGED PLAN.

- (13) PASSENGER LOADING ZONE
 (13A) PROVIDE WHITE PAINTED STRIPING FOR 8' X 20' ACCESS AISLE
- $\langle 14 \rangle$ VEHICULAR TRAFFIC INGRESS LOCATION
- 15 VEHICULAR TRAFFIC EGRESS LOCATION
- (16) ACCESSIBLE ROUTE PER SITE PLAN GENERAL NOTES.
- ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY PER IBC 1104.
- ACCESSIBLE ROUTE TO ACCESSIBLE PARKING ACCESS AISLE PER ANSI 117.1 502.
- 16C ACCESSIBLE ROUTE TO ACCESSIBLE PASSENGER LOADING ZONE PER ANSI 117.1 503.

 17 SAFE DISPERSAL AREA IN EXISTING TURF AREA REQUIRED AREA: 7,211 OCCUPANTS X 5 SF = 36,055 SF
- PROVIDED AREA : 39,400 SF

 17A) PROVIDE WALL MOUNTED SAFE DISPERSAL AREA SIGNAGE REFER

(17A) PROVIDE WALL MOUNTED SAFE DISPERSAL AREA SIGNAGE - REFER TO SHEET A12.27 SIGN "L" FOR DESIGN (18) REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TURF REPLACEMENT

SITE DATA

TOTAL BUILDING AREA

LOT COVERAGE.

PROPERTY LINE

PROJECT AS APPROVED UNDER SPR-05-13, UN-28-13 AND AMP-05-13 JURISDICTION CITY OF NORTH LAS VEGAS PARCEL NO. 139-01-101-014 LAND USE GENERAL COMMERCIAL ZONING PUBLIC / SEMI PUBLIC (PSP) LOT SIZE .16.91 ACRES

. . 20.36%

PARKING ANALYSIS

ELEMENTARY SCHOOL (EXISTING) 36 CLASSROOMS X 1.5 PER CLASSROOM	54 SPACES
MIDDLE SCHOOL (EXISTING) 28 CLASSROOMS X 1.5 PER CLASSROOM	63 SPACES
HIGH SCHOOL 20 CLASSROOMS (EXISTING) X 1.5 CLASSROOM	41 SPACES
TOTAL REQUIRED PARKING	4
PROVIDED PARKING UNDER CLV PERMIT NO. 129462	

ACCESSIBLE PARKING REQUIRED (INCLUDING 2 VAN ACCESSIBLE SPACES). 9 SPACES
ACCESSIBLE PARKING PROVIDED 9 SPACES
PROVIDED UNDER CLV PERMIT NO.129462 (INCL. 2 VAN ACCESSIBLE SPACES). 7 SPACES
PROVIDED UNDER THIS PROJECT 2 SPACES

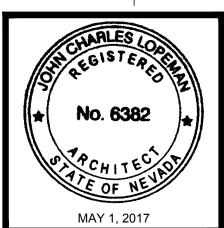
SITE PLAN GENERAL NOTES

1. GENERAL PATH OF ACCESSIBILITY NOTES

- A. CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MINIMUM EXCEPT FOR GREATER WIDTHS REQUIRED AT DOORS (ANSI 117.1 sec. 403.5), TURNS ANSI FIGURE ANSI 117.1 sec. 403.5.1, AND PASSING SPACES (ANSI 117.1 sec. 403.5.2).
- B. PORTIONS OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPES STEEPER THAN 1:20 ARE RAMPS AND SHALL COMPLY WITH ANSI 117.1 sec. 405.
- C. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI 117.1 sec. 303. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT; CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM ARE TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2; CHANGES GREATER THAN 1/2 " ARE TO BE ACCOMPLISHED WITH CURB RAMP OR RAMP AND SHALL COMPLY WITH ANSI 117.1 sec. 405 or 406.
- D. ACCESSIBLE BUILDING ENTRANCES SHALL BE CONNECTED TO ACCESSIBLE ROUTES AND COMPLY WITH THE REQUIREMENTS OF IBC CHAPTER 11 AND ANSI 117.1 CHAPTER 4.
- E. ACCESSIBLE ROUTE PATHS OF TRAVEL SHALL HAVE A 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS SLOPE, 2% MAXIMUM SLOPE EACH WAY AT POINTS OF REST OR CHANGE IN DIRECTION. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE PORTIONS OF 2009 ANSI 117.1.
- F. COORDINATE CIVIL DRAWINGS FOR SLOPES AT INDICATED EXTERIOR ACCESSIBLE ROUTES AND NOTIFY ARCHITECT FOR ANY DISCREPANCIES AND SLOPES IN EXCESS OF ALLOWED MAXIMUMS.



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OMERSET LOSEE PHASE II PROJECT EXPANSION

Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project

for which they are prepared, and not for construction of any other project.

delta date description

1 1/9/17 CNLV Comments

1/9/17 CNLV Comments
5/1/17 MP VE Revision

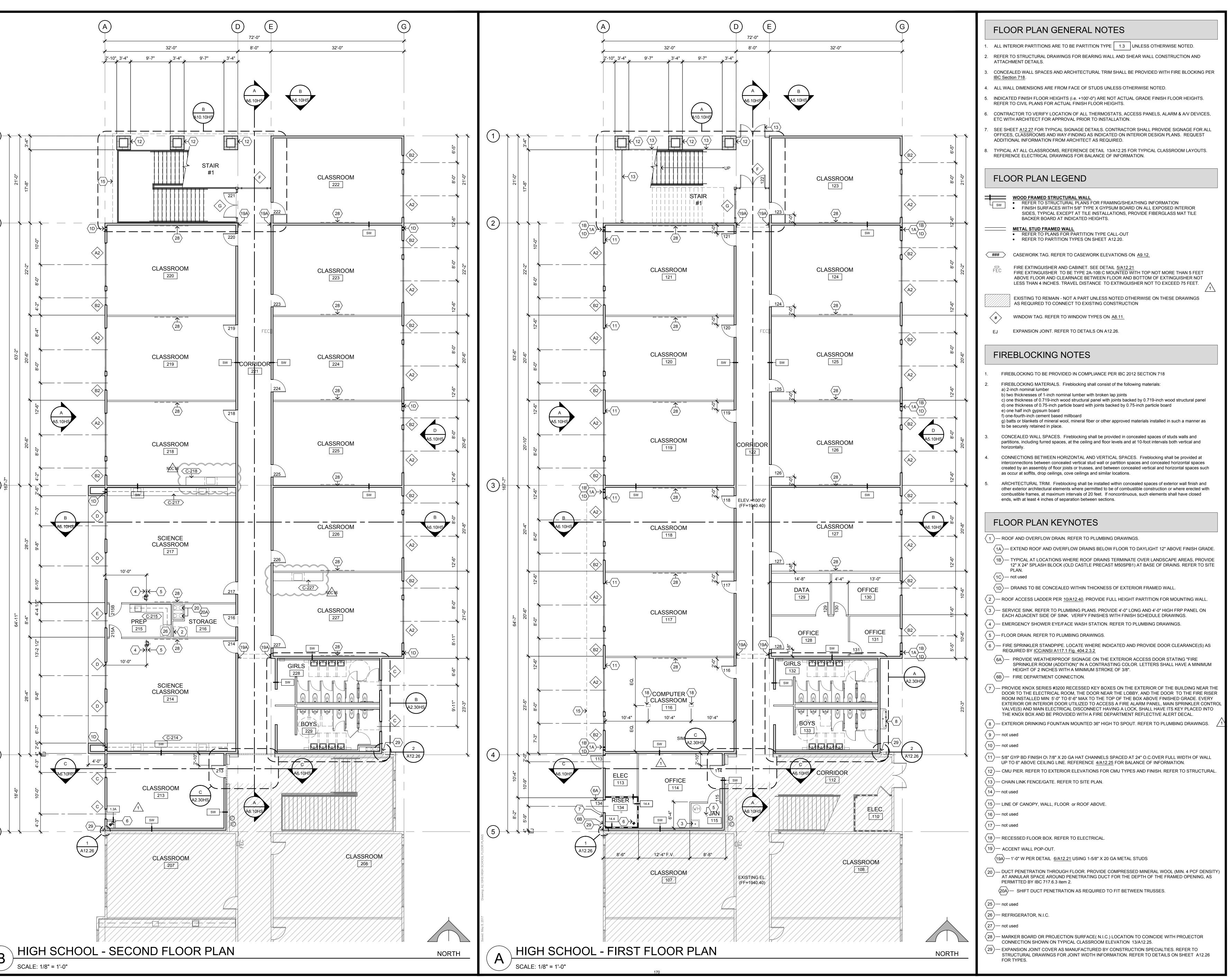
2016113
project number
DECEMBER 7, 2016

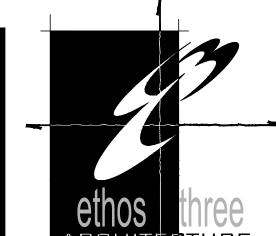
OVERALL ARCHITECTURAL SITE PLAN

A1.10

OVERALL SITE PLAN

SCALE: 1" = 40'-0"





ARCHITECTURE

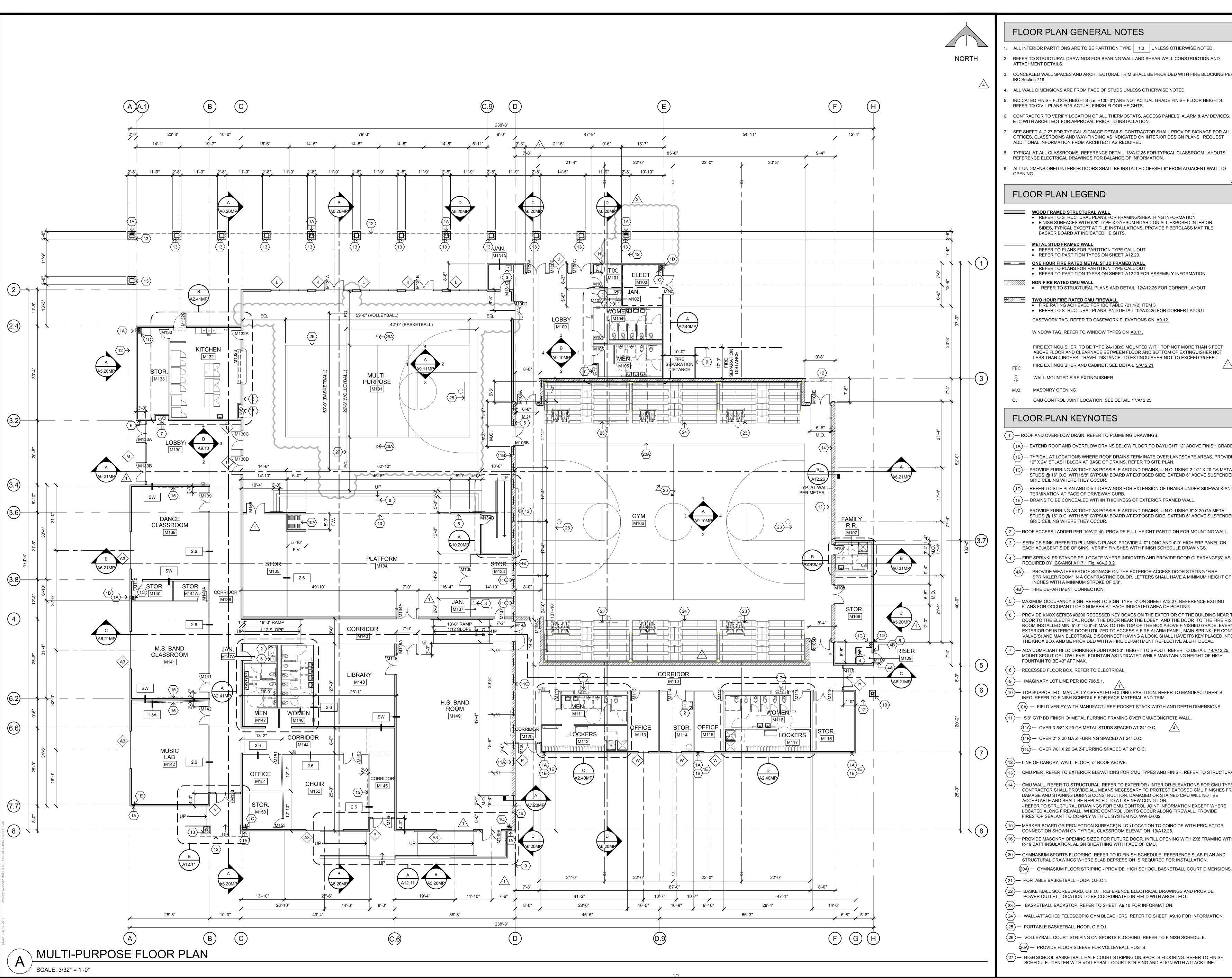
awings and specifications rema the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the projec for which they are prepared, and no or construction of any other projec

1/9/17 NOC 06 5/5/17 NOC 06

project number DECEMBER 7, 2016

HIGH SCHOOL FLOOR PLANS

A2.10HS



FLOOR PLAN GENERAL NOTES

- ALL INTERIOR PARTITIONS ARE TO BE PARTITION TYPE | 1.3 | UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL DRAWINGS FOR BEARING WALL AND SHEAR WALL CONSTRUCTION AND ATTACHMENT DETAILS.
- CONCEALED WALL SPACES AND ARCHITECTURAL TRIM SHALL BE PROVIDED WITH FIRE BLOCKING PER
 - ALL WALL DIMENSIONS ARE FROM FACE OF STUDS UNLESS OTHERWISE NOTED.
- INDICATED FINISH FLOOR HEIGHTS (i.e. +100'-0") ARE NOT ACTUAL GRADE FINISH FLOOR HEIGHTS. REFER TO CIVIL PLANS FOR ACTUAL FINISH FLOOR HEIGHTS.
- SEE SHEET A12.27 FOR TYPICAL SIGNAGE DETAILS. CONTRACTOR SHALL PROVIDE SIGNAGE FOR ALL OFFICES, CLASSROOMS AND WAY-FINDING AS INDICATED ON INTERIOR DESIGN PLANS. REQUEST
- ADDITIONAL INFORMATION FROM ARCHITECT AS REQUIRED. TYPICAL AT ALL CLASSROOMS, REFERENCE DETAIL 13/A12.25 FOR TYPICAL CLASSROOM LAYOUTS.
- REFERENCE ELECTRICAL DRAWINGS FOR BALANCE OF INFORMATION.
- ALL UNDIMENSIONED INTERIOR DOORS SHALL BE INSTALLED OFFSET 6" FROM ADJACENT WALL TO

FLOOR PLAN LEGEND

WOOD FRAMED STRUCTURAL WALL

 REFER TO STRUCTURAL PLANS FOR FRAMING/SHEATHING INFORMATION FINISH SURFACES WITH 5/8" TYPE X GYPSUM BOARD ON ALL EXPOSED INTERIOR

SIDES, TYPICAL EXCEPT AT TILE INSTALLATIONS, PROVIDE FIBERGLASS MAT TILE BACKER BOARD AT INDICATED HEIGHTS.

METAL STUD FRAMED WALL

- REFER TO PLANS FOR PARTITION TYPE CALL-OUT
- REFER TO PARTITION TYPES ON SHEET A12.20.
- REFER TO PLANS FOR PARTITION TYPE CALL-OUT REFER TO PARTITION TYPES ON SHEET A12.20 FOR ASSEMBLY INFORMATION.

REFER TO STRUCTURAL PLANS AND DETAIL 12/A12.26 FOR CORNER LAYOUT

TWO HOUR FIRE RATED CMU FIREWALL

FIRE RATING ACHIEVED PER IBC TABLE 721.1(2) ITEM 3 REFER TO STRUCTURAL PLANS AND DETAIL 12/A12.26 FOR CORNER LAYOUT

CASEWORK TAG. REFER TO CASEWORK ELEVATIONS ON A9.12.

WINDOW TAG. REFER TO WINDOW TYPES ON A8.11.

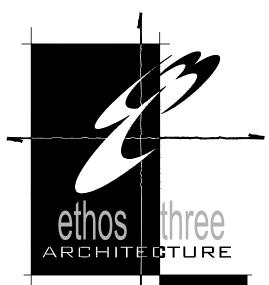
FIRE EXTINGUISHER TO BE TYPE 2A-10B:C MOUNTED WITH TOP NOT MORE THAN 5 FEET ABOVE FLOOR AND CLEARNACE BETWEEN FLOOR AND BOTTOM OF EXTINGUISHER NOT LESS THAN 4 INCHES. TRAVEL DISTANCE TO EXTINGUISHER NOT TO EXCEED 75 FEET.

- FIRE EXTINGUISHER AND CABINET. SEE DETAIL 5/A12.21
- WALL-MOUNTED FIRE EXTINGUISHER
- MASONRY OPENING
- CJ CMU CONTROL JOINT LOCATION. SEE DETAIL 17/A12.25

FLOOR PLAN KEYNOTES

- \langle 1 angle— ROOF AND OVERFLOW DRAIN. REFER TO PLUMBING DRAWINGS.

 - $\langle 1A \rangle$ EXTEND ROOF AND OVERFLOW DRAINS BELOW FLOOR TO DAYLIGHT 12" ABOVE FINISH GRADE. $\langle 1B \rangle$ — TYPICAL AT LOCATIONS WHERE ROOF DRAINS TERMINATE OVER LANDSCAPE AREAS, PROVIDE
 - 12" X 24" SPLASH BLOCK AT BASE OF DRAINS. REFER TO SITE PLAN. (1C)— PROVIDE FURRING AS TIGHT AS POSSIBLE AROUND DRAINS, U.N.O. USING 2-1/2" X 20 GA METAL
 - STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD AT EXPOSED SIDE. EXTEND 6" ABOVE SUSPENDED
- TERMINATION AT FACE OF DRIVEWAY CLIER TERMINATION AT FACE OF DRIVEWAY CURB.
- (1E)— DRAINS TO BE CONCEALED WITHIN THICKNESS OF EXTERIOR FRAMED WALL.
- TF)— PROVIDE FURRING AS TIGHT AS POSSIBLE AROUND DRAINS, U.N.O. USING 6" X 20 GA METAL STUDS @ 16" O.C. WITH 5/8" GYPSUM BOARD AT EXPOSED SIDE. EXTEND 6" ABOVE SUSPENDED GRID CEILING WHERE THEY OCCUR.
- $\langle 2 \rangle$ ROOF ACCESS LADDER PER 10/A12.40. PROVIDE FULL HEIGHT PARTITION FOR MOUNTING WALL.
- \langle 3 angle— SERVICE SINK. REFER TO PLUMBING PLANS. PROVIDE 4'-0" LONG AND 4'-0" HIGH FRP PANEL ON EACH ADJACENT SIDE OF SINK. VERIFY FINISHES WITH FINISH SCHEDULE DRAWINGS.
- \langle 4 \rangle FIRE SPRINKLER STANDPIPE. LOCATE WHERE INDICATED AND PROVIDE DOOR CLEARANCE(S) AS REQUIRED BY <u>ICC/ANSI A117.1 Fig. 404.2.3.2</u>
- 4A PROVIDE WEATHERPROOF SIGNAGE ON THE EXTERIOR ACCESS DOOR STATING "FIRE SPRINKLER ROOM" IN A CONTRASTING COLOR. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2 INCHES WITH A MINIMUM STROKE OF 3/8".
- 4B FIRE DEPARTMENT CONNECTION.
- $\langle 5 \rangle$ MAXIMUM OCCUPANCY SIGN. REFER TO SIGN TYPE 'K' ON SHEET <u>A12.27</u>. REFERENCE EXITING PLANS FOR OCCUPANT LOAD NUMBER AT EACH INDICATED AREA OF POSTING.
- 6 >— PROVIDE KNOX SERIES #3200 RECESSED KEY BOXES ON THE EXTERIOR OF THE BUILDING NEAR THE ROOM INSTALLED MIN: 5'-0" TO 6'-6" MAX TO THE TOP OF THE BOX ABOVE FINISHED GRADE. EVERY EXTERIOR OR INTERIOR DOOR UTILIZED TO ACCESS A FIRE ALARM PANEL, MAIN SPRINKLER CONTROL VALVE(S) AND MAIN ELECTRICAL DISCONNECT HAVING A LOCK, SHALL HAVE ITS KEY PLACED INTO THE KNOX BOX AND BE PROVIDED WITH A FIRE DEPARTMENT REFLECTIVE ALERT DECAL.
- MOUNT SPOUT OF LOW LEVEL FOUNTAIN AS INDICATED WHILE MAINTAINING HEIGHT OF HIGH
- FOUNTAIN TO BE 43" AFF MAX. (8)— RECESSED FLOOR BOX. REFER TO ELECTRICAL
- $\langle 9 \rangle$ IMAGINARY LOT LINE PER IBC 706.5.1
- (10)— TOP SUPPORTED, MANUALLY OPERATED FOLDING PARTITION. REFER TO MANUFACTURER'S INFO. REFER TO FINISH SCHEDULE FOR FACE MATERIAL AND TRIM
- (10A) FIELD VERIFY WITH MANUFACTURER POCKET STACK WIDTH AND DEPTH DIMENSIONS
- $\langle 11 \rangle$ 5/8" GYP BD FINISH O\ METAL FURRING FRAMING OVER CMU/CONCRETE WALL
 - (11A)— OVER 3-5/8" X 20 GA METAL STUDS SPACED AT 24" O.C..
 - (11B)— OVER 2" X 20 GA Z-FURRING SPACED AT 24" O.C.
 - (11C)— OVER 7/8" X 20 GA Z-FURRING SPACED AT 24" O.C.
- $\langle 12 \rangle$ LINE OF CANOPY, WALL, FLOOR or ROOF ABOVE.
- $\langle 13 \rangle$ CMU PIER. REFER TO EXTERIOR ELEVATIONS FOR CMU TYPES AND FINISH. REFER TO STRUCTURAL
- CONTRACTOR SHALL PROVIDE ALL MEANS NECESSARY TO PROTECT EXPOSED CMU FINISHES FROM DAMAGE AND STAINING DURING CONSTRUCTION. DAMAGED OR STAINED CMU WILL NOT BE ACCEPTABLE AND SHALL BE REPLACED TO A LIKE NEW CONDITION. - REFER TO STRUCTURAL DRAWINGS FOR CMU CONTROL JOINT INFORMATION EXCEPT WHERE LOCATED ALONG FIREWALL. WHERE CONTROL JOINTS OCCUR ALONG FIREWALL, PROVIDE FIRESTOP SEALANT TO COMPLY WITH UL SYSTEM NO. WW-D-032.
- (15)— MARKER BOARD OR PROJECTION SURFACE(N.I.C.) LOCATION TO COINCIDE WITH PROJECTOR CONNECTION SHOWN ON TYPICAL CLASSROOM ELEVATION 13/A12.25.
- PROVIDE MASONRY OPENING SIZED FOR FUTURE DOOR. INFILL OPENING WITH 2X6 FRAMING WITH R-19 BATT INSULATION. ALIGN SHEATHING WITH FACE OF CMU.
- (20) GYMNASIUM SPORTS FLOORING. REFER TO ID FINISH SCHEDULE. REFERENCE SLAB PLAN AND STRUCTURAL DRAWINGS WHERE SLAB DEPRESSION IS REQUIRED FOR INSTALLATION. (20A)— GYMNASIUM FLOOR STRIPING - PROVIDE HIGH SCHOOL BASKETBALL COURT DIMENSIONS.
- $\langle 21 \rangle$ PORTABLE BASKETBALL HOOP. O.F.O.I.
- $\langle 22 \rangle$ BASKETBALL SCOREBOARD, O.F.O.I. REFERENCE ELECTRICAL DRAWINGS AND PROVIDE POWER OUTLET. LOCATION TO BE COORDINATED IN FIELD WITH ARCHITECT.
- (23)— BASKETBALL BACKSTOP. REFER TO SHEET A9.10 FOR INFORMATION.
- (24)— WALL-ATTACHED TELESCOPIC GYM BLEACHERS. REFER TO SHEET A9.10 FOR INFORMATION.
- $\langle 25 \rangle$ PORTABLE BASKETBALL HOOP, O.F.O.I.
- HIGH SCHOOL BASKETBALL HALF COURT STRIPING ON SPORTS FLOORING. REFER TO FINISH SCHEDULE. CENTER WITH VOLLEYBALL COURT STRIPING AND ALIGN WITH ATTACK LINE.



MAY 1, 2017

awings and specifications rema the property of the design professional. Copies of the awings and specifications retaine the client may be utilized only for is use and for occupying the proje for which they are prepared, and n or construction of any other project

1/9/17 1/19/17 CNLV Commer 5/1/17 MP VE Revisio 7/12/17 NOC 21

DECEMBER 7, 2016

MULTI-PURPOSE BUILDING FLOOR PLAN

A2.20MP

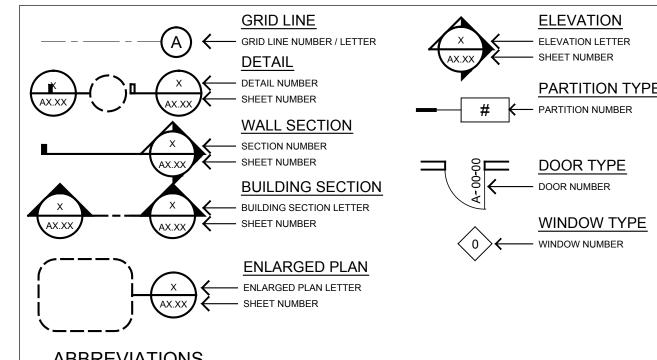
INFORMATION SHEET

495 occupants

GENERAL NOTES

- UPON PERMITTING, CONTRACTOR SHALL PROVIDE ARCHITECT (1) COPY OF THE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS INCLUDING ALL BUILDING DEPARMENT
- COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN CONTRACT DOCUMENTS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
- NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. ALL WORK SHALL BE PERFORMED BY APPROPRIATELY SKILLED PERSONS.
- THE CONTRACTOR SHALL ON AN ONGOING BASIS, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH AND REMOVE ALL DEBRIS FROM
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE DELIVERY, INSTALLATION AND STORAGE OF THOSE ITEMS BEING INSTALLED PER THE
- CONTRACTOR IS RESPONSIBLE TO DETERMINE AND COORDINATE ALL MATERIAL LEAD SCHEDULES. SUBSTITUTIONS SHALL NOT BE ALLOWED FOR MATERIALS NOT ORDERED IN A
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE VARIOUS TRADES AND THEIR WORK AS IT RELATES TO OTHER TRADES.
- 10. CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENTS FIELD INSPECTOR(S).
- ANY REQUESTS FOR INFORMATION (RFI'S) PROMPTED BY BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND/OR INSPECTORS FIELD
- 12. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS.
- 13. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS OR CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED DOORS SHALL BE OFFSET 6" FROM ADJACENT WALL TO OPENING.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. ANY ERRORS AND/OR OMMISSIONS SHALL BE NOTED AND SENT TO THE ARCHITECT PRIOR TO STARTING THAT PORTION IF WORK AND WITH ADEQUATE TIME TO REVIEW AND RESPOND.

SYMBOLS



ABBREVIATIONS

/ \DDI \L V	1/11/0140
A.F.F.	ABOVE FINISH FLOOR
C.G.	CORNER GUARD
DIA.	DIAMETER
EA.	EACH
ELECT.	ELECTRICAL
EQ.	EQUAL
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.R.P.	FIBER REIINFORCED PANEL
F.V.	FIELD VERIFY
GA.	GAGE
GYP. BD.	GYPSUM BOARD
HORZ.	HORIZONTAL

1IN.	MINIMUM
ITL.	METAL
I.I.C.	NOT IN CONTRACT
).C.	ON CENTER
CC.	OCCUPANTS
IM.	SIMILAR
5.O.G.	SLAB ON GRADE
TL.	STEEL
TRUCT.	STRUCTURAL
YP.	TYPICAL
I.N.O.	UNLESS NOTED OTHER
ERT.	VERTICAL
′IF	VERIFY IN FIELD

WITH

JOHN LOPEMAN, AIA

PROJECT TEAM

MAXIMUM

CLIENT - TENANT
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PHONE #.

FAX#.

8985 SOUTH EASTERN., SUITE 220 LAS VEGAS, NV 89123

TJK CONSULTING ENGINEERS, INC.

CECILIA SCHAFLER 702.525.5095

Construction Documents

Canyon Agassí Sommerset Academy (losee) VOL II Míddle School

LOSEE ROAD SOUTH OF LONE MOUNTAIN CITY OF NORTH LAS VEGAS, NEVADA PARCEL # 139-01-101-014 Current Zoning: Public / Semi-Public District (PSP)

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE NEW CONSTRUCTION OF PHASE 1 OF A 2-STORY MIDDLE SCHOOL (CHARTER)

CODE ANALYSIS

DORAL ACADEMY MS						
ANALYSIS ITEMS						CODE SECTION REFERENCE
CODE YEAR / TYPE	CONSERVATION CODE	BUILDING CODE, 2008 NATIONAL ELECTI E (IECC), 2009 UNIFORM MECHANICAL CO FIRE CODE, 2003 ICC/ANSI HANDICAP AC),	CITY ORDINANCE		
OCCUPANCY CLASSIFICATION	OCCUPANCY : E					IBC CHAPTER 3
TYPE OF CONSTRUCTION	TYPE V - B			IBC CHAPTER 6		
FIRE SPRINKLERS	YES / NO	YES		IBC 903, 903.3		
FIRE ALARM	YES / NO	YES	•			IBC 907
BUILDING HEIGHT	ALLOWABLE:	40+20 = 60 FEET	ACTUAL:	±34 FEET		IBC 503, 504 AND TABLE 503
STORIES	ALLOWABLE:	1+1 = 2 STORIES	ACTUAL:	2 STORIES		IBC 504.2 AND TABLE 503
AREA	ALLOWABLE:	33,750 SQ. FT. PER FLOOR	ACTUAL:	SECOND FLOOR 14,	177 SQ. FT 706 SQ. FT. 883 SQ. FT.	IBC 503 THROUGH 507 AND TABLE 503

	BUILDING HEIGHT	ALLOWABLE:	40+20 = 60 FEET	ACTUAL:	±34 FEE1	IBC 503, 504 AND TABLE 503
	STORIES	ALLOWABLE:	1+1 = 2 STORIES	ACTUAL:	2 STORIES	IBC 504.2 AND TABLE 503
	AREA	ALLOWABLE:	33,750 SQ. FT. PER FLOOR	ACTUAL:	FIRST FLOOR 30,177 SQ. FT SECOND FLOOR 14,706 SQ. FT. TOTAL BUILDING: 44,883 SQ. FT.	IBC 503 THROUGH 507 AND TABLE 503
_	ALLOWABLE AREA INCREASE	u u		<u>F</u> F	RONTAGE INCREASE 30 I $_f = [\frac{F}{-} - 0.25] \frac{W}{-}$ I $_f = [\frac{1,026 \text{ ft}}{1,026 \text{ ft}} - 0.25] \frac{30}{30}$ I $_f = 0.75$	IBC 506
		FUNCTION OF SECOND LEVEL		FLOOR AREA	LOAD FACTOR OCCUPANT LOAD	

	ACCESSORY STORAGE, MECH. EQPM. ROOM	Total Second Floor Occupates	5 occupants	
CUPANT LOAD (MIDDLE SCHOOL)		S.F.	500 occupants	
SOLVILLE SOLIOOF)	CLASSROOMS OFFICES LOBBY ACCESSORY STORAGE,MECH. EQPM. ROOM MULTI-PURPOSE ROOM PLATFORM WARMING KITCHEN	8053 3202 S.F. 471 S.F. 978 S.F. 6,776 S.F. 1,445 S.F. 628 S.F. 1/200 gross 1/300 gross 1/7 net 1/15 net 1/15 net 1/15 net 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross 1/200 gross	968 oc <mark>ଧି pକନ୍ଧ</mark> pants 97 oc ଧ pan tipants 4 occupants	IBC 1004, 1004.9 AND TABLE 1004.1.1
		Total First Floor Occupants	occupants	

			Total Second Floor Occupar Total First Floor Occupants Total Building Occupants	1,541 occupants 500 occupants 1,541 occupants 2,041 occupants occupants		
NUMBER OF EXITS (MIDDLE SCHOOL)	REQUIRED:	At First Floor: 4 At Second Floor: 2	PROVIDED:	At First Floor: 10 At Second Floor: 2	IBC TABLE 5015.1, 1021 AND TABLES 1015.1, 1021.1, 1021.2	
REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS BASED ON HORIZONTAL SEPARATION DISTANCE		<5'	IBC 705, 712.4 AND TABLE 602			
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		Exterior Bearing Walls Interior Bearing Walls Columns	0 hr 0 hr 0 hr 0 hr 0 hr 0 hr	IBC 602.1, 702.1, CHAPTER 7 AND TABLE 601		

ACTUAL:

CLASS A

REQUIRED PLUMBING FIXTURES (MIDDLE SCHOOL)		

SPACES REQUIRING FIRE-RESISTANCE RATED

ROOF COVERING MATERIAL

FIXTURE ANALYSIS														
Space Classification		Occupancy	Occ Load	WCI	WC Factor		WC Req'd		LAV Factor		Req'd	DF Factor	DF Req'd	SS Req'o
				M	F	М	F	M	F	М	F			
Classrooms	Educational	В	898	50	50	8.980	8.980	50	50	8.980	8.980	100	8.980	
Administration	Business	E	33	25	25	0.660	0.660	40	40	0.413	0.413	100	0.330	
Multi Purppse	Assembly	Α	968	125	65	3.872	7.446	200	200	2.420	2.420	500	1.936	
Band / Platform	Assembly	Α	97	125	65	0.388	0.746	200	200	0.243	0.243	500	0.194	
Kitchen	Factory	F	4	100	100	0.020	0.020	100	100	0.020	0.020	400	0.010	
Storage	Storage	S	8	100	100	0.040	0.040	100	100	0.040	0.040	1000	0.008	
TOTAL FIXTURES	REQUIRED:					13.960	17.892			12.115	12.115		11.458	
TOTAL FIXTURES	PROVIDED:					19.500	21.500			13.500	13.500		12.000	

SPECIAL INSPECTION(S) REQUIRED	REFER TO STRUCTURAL DRAWINGS	IBC CHAPTER 17
SEPARATED USES WITH REQUIRED CALCULATIONS	NON SEPARATED USE	IBC 508.3 OR 508.4 AND TABLE 508.4

"FIRE SAFETY AND EVACUATION PLANS" ARE TO BE SUBMITTED AS A DEFERRED SUBMITTAL 1

NOT REQUIRED

CLASSROOMS

DRAWING INDEX

		40. 40. 40.	CNLV BLDG. SUBMITTAL	01/06/14 CNLV BLDG, SUBMITTAL	1/15/14 FI TA 2	03/24/14 DELTA-3." REVISIONS"	4/24/14 FI TA 4 " I	
A0.00	SHEET INDEX & CODE ANALYSIS		•	•		•	\ •	M
A0.01	EXITING PLANS		•	•				
A0.02	IECC REPORT		•					
CIVI	L					3\	•	
-	REFER TO LOSEE ELEMENTARY SCHOOL SET SUBMITTAL							
Ι Λ Ν	DSCADE		1					
LAN	DSCAPE							

REFER TO LOSEE ELEMENTARY SCHOOL SET SUBMITTAL

	HITECTURAL				-			
A1.00	OVERALL SITE PLAN (FOR REFERENCE ONLY)	•	•					
A2.00	OVERALL FLOOR PLANS	•	•					
A2.10	FLOOR PLAN LEVEL 1A	•	•	•				
A2.11	FLOOR PLAN LEVEL 1B	•	•	•			Д	
A2.12	FLOOR PLAN LEVEL 2	•	•	•		4	/3\	<u> </u>
A2.13	SLAB PLAN LEVEL 1A	•	•			•		
A2.14	SLAB PLAN LEVEL 1B	•	•	•		•		
A2.20	ENLARGED RESTROOM PLANS	•	•	•				
A2.21	ENLARGED FLOOR PLANS AND ELEVATIONS	•	•					
A2.40	PARTITION TYPES		•					
A2.41	WALL AND PLAN DETAILS		•					
A2.42	METAL PANEL DETAILS		•			•		
A2.43	UL ASSEMBLIES		•					
A3.10	REFLECTED CEILING PLAN LEVEL 1A	•	•					
A3.11	REFLECTED CEILING PLAN LEVEL 1B	•	•					
A3.20	REFLECTED CEILING PLAN LEVEL 2	•	•			•		
A3.30	ENLARGED REFLECTED CILING PLANS AND DETAILS	•	•	•		•		
A4.01	ROOF PLAN AREA 1A	•	•			•		
A4.02	ROOF PLAN AREA 1B	•	•					
A4.10	ROOF DETAILS	•	•					4
A5.01	EXTERIOR ELEVATIONS	•	•	•		•/	•	2
A5.02	EXTERIOR ELEVATIONS	•	•	•		>	•	?
A6.01	BUILDING SECTIONS	•	•)	
A6.02	BUILDING SECTIONS	•	•					
A7.10	WALL SECTIONS	•	•					
A7.11	WALL SECTIONS	•	•			•		
A7.12	WALL SECTIONS	•	•					
A8.01	DOOR SCHEDULE	•	•					
A8.02	WINDOW SCHEDULE	•	•			•		
A8.10	DOOR AND WINDOW DETAILS	•	•					
A9.01	CASEWORK DETAILS	•	•					
A10.01	ENLARGED STAIR PLANS AND SECTIONS		•					
A10.02	ENLARGED ELEVATOR PLANS AND SECTIONS		•					
ID9.01	INTERIOR ELEVATIONS		•					
ID9.02	INTERIOR ELEVATIONS							1

103.01	INTERIOR ELEVATIONS	•			
ID9.02	INTERIOR ELEVATIONS	•			
STR	UCTURAL				
S0.01	COVER SHEET	•			
S0.11	GENERAL NOTES	•	•		
S0.12	GENERAL NOTES	•	•		
S2.01A	FOUNDATION PLAN AREA A	•		•	
S2.01B	FOUNDATION PLAN AREA B	•		•	
S2.02A	LEVEL 2 FRAMING PLAN AREA A	•		•	
S2.02B	LEVEL 2 FRAMING PLAN AREA B	•		•	
S2.03A	ROOF FRAMING PLAN AREA A	•		•	
S2.03B	ROOF FRAMING PLAN AREA B	•		•	
S5.01	SECTION AND DETAILS	•		•	
S5.02	SECTION AND DETAILS	•	•	•	
S5.03	SECTION AND DETAILS	•	•	•	
S5.04	SECTION AND DETAILS	•	•	•	
S5.05	SECTION AND DETAILS	•		•	
S5.06	SECTION AND DETAILS	•		•	1

DRAWING INDEX

		10/16/13	CNLV BLDG	5 1	01/15/14 DELTA 2 " B	03/24/14 DELTA3*"R	04/24/4
MEC	CHANICAL						
M0.00	LENGEND, INDEX NOTES, SCHEDULES		•	•		•	Ī
M0.01	IECC, HVAC DETAILS		•	•			Ī
M0.02	VENTILATION CALCULATIONS		•				I
M2.00	OVERALL FLOOR PLANS - HVAC		•				Ī
M2.00A	OVERALL FLOOR PLANS - HVAC ZONE		•				Ī
M2.10	FLOOR PLAN LEVEL 1A - HVAC		•	•			
M2.11	FLOOR PLAN LEVEL 1B - HVAC		•	•			
M2.20	FLOOR PLAN LEVEL 2 - HVAC		•				
M3.00	ROOF PLAN - HVAC, DWV		•	•			
PLU	MBING						_
						-	١

M3.00	ROOF PLAN - HVAC, DWV	•	•		
PLU	MBING				
P0.00	LEGEND, NOTES, SCHEDULES	•	•		•
P0.01	PLUMBING DETAILS	•		•	[•
P2.00S	OVERALL FLOOR PLANS - DWV	•	•		•
P2.00W	OVERALL FLOOR PLANS - WATER	•			[
P2.10S	FLOOR PLAN LEVEL 1A - DWV	•	•		[
P2.10W	FLOOR PLAN LEVEL 1A - WATER	•			
P2.11S	FLOOR PLAN LEVEL 1B - DWV	•	•	•	
P2.11W	FLOOR PLAN LEVEL 1B - WATER	•			
P2.20S	FLOOR PLAN LEVEL 2 - DWV	•			•
P2.20W	FLOOR PLAN LEVEL 2 - WATER	•			•
P2.30S	FLOOR PLANS LEVEL 1 - DWV	•	•	•	
P2.30W	FLOOR PLANS LEVEL 1 - WATER	•		•	
P2.31S	FLOOR PLANS LEVEL 2 DWV	•	•		•
P2.31W	FLOOR PLANS LEVEL 2 WATER	•	•		١,
P4.01	PLUMBING ISOMETRICS		•		
P4.02	PLUMBING ISOMETRICS		•		•
P4.03	PLUMBING ISOMETRICS		•		
PS1.00	PARTIAL SITE PLAN			•	

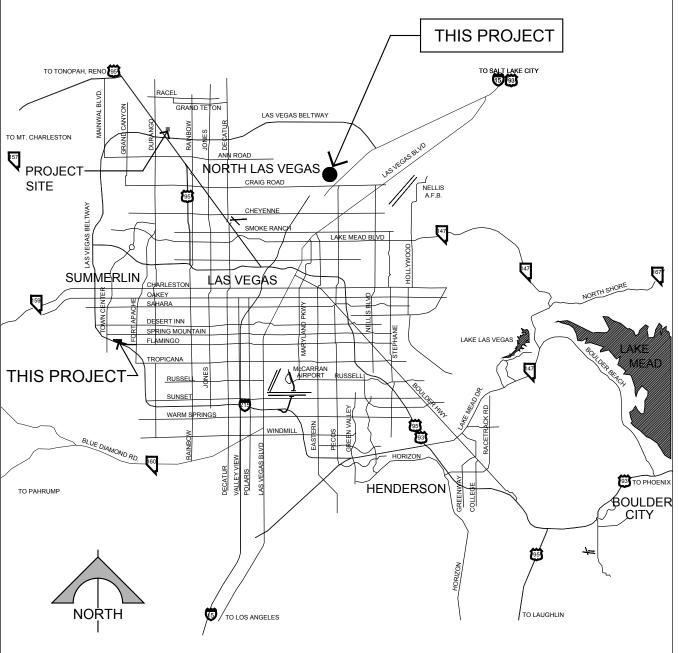
PS1.00	PARTIAL SITE PLAN		•		
ELE	CTRICAL]			
EG1.10 MS	LENGENDS AND SYMBOLS	•			
EG1.20 MS	ONE LINE DIAGRAM	•		•{	•
EG1.30 MS	ELECTRICAL SCHEDULES	•		•)
EG1.40 MS	ELECTRICAL SCHEDULES	•			
ES1.10 MS	ELECTRICAL SITE PLAN	•			
E1.11 MS	ELECTRICAL LIGHTING PLAN FIRST FLOOR AREA 1A	•			
E1.12 MS	ELECTRICAL LIGHTING PLAN FIRST FLOOR AREA 1B	•			
E1.21 MS	ELECTRICAL LIGHTING PLAN SECOND FLOOR	•			
E2.11 MS	ELECTRICAL POWER PLAN FIRST FLOOR AREA 1A	•		•	
E2.12 MS	ELECTRICAL POWER PLAN FIRST FLOOR AREA 1B	•		•	
E2.21 MS	ELECTRICAL POWER PLAN SECOND FLOOR	•		•	
E3.10 MS	ELECTRICAL ROOF PLAN	•		•	
E4.00 MS	OVERALL AUXILIARY	•			
E4.11 MS	ELECTRICAL AUXILIARY PLAN FIRST FLOOR AREA 1A	•		•	
E4.12 MS	ELECTRICAL AUXILIARY PLAN FIRST FLOOR AREA 1B	•		•	
E4.21 MS	ELECTRICAL AUXILIARY PLAN SECOND FLOOR	•		•	
			 		_

VICINITY MAP

IBC 420, 508.2.5, 706, 707, 708, 709, 712, 1009.6.3, 1018.1, 1022, 1023, 3006 AND

TABLES 508.2.5, 1018.1

IBC TABLE 1505.1



AERIAL





LOSEE ROAD SOUTH OF LOAN MOUNTAIN CITY OF NORTH LAS VEGAS, NEVADA PARCEL # 139-01-101-014 Current Zoning: Public / Semi-Public District (PSP)



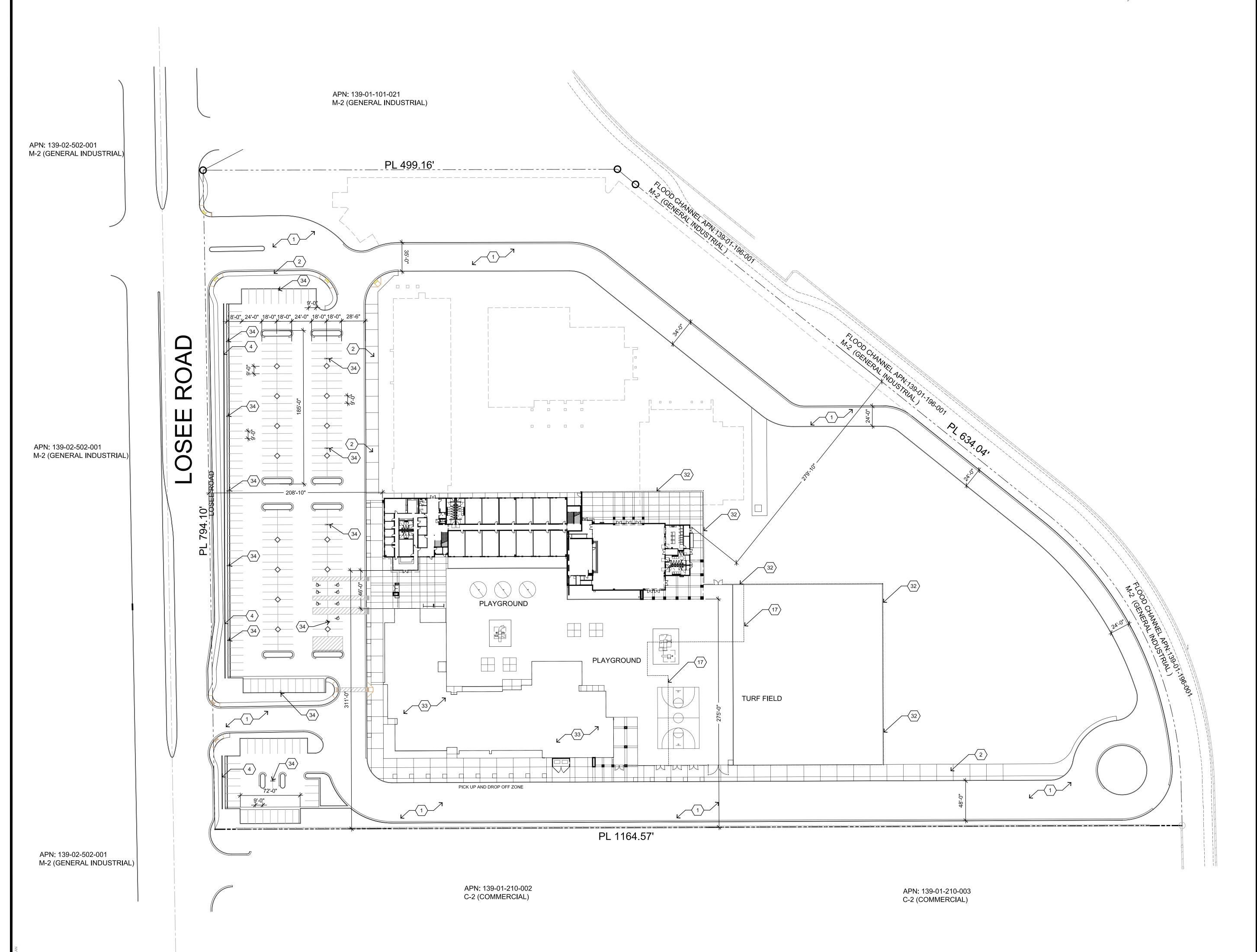
the property of the design

01/06/14 CNLV Commer 03/24/14 Revisions 04/24/14 Revision

project number **DECEMBER 16, 2013**

CODE ANALYSIS

FOR REFERENCE ONLY (REFER TO ELEMENTARY PHASE 1 DRAWINGS SET)



FOR REFERENCE ONLY (REFER TO ELEMENTARY PHASE 1 DRAWINGS SET)

OVERALL SITE PLAN

SITE DATA

. CITY OF NORTH LAS VEGAS - UNINCORPORATED . PSP (PUBLIC/SEMI-PUBLIC DISTRIC) .GENERAL COMMERCIAL TOTAL BUILDING AREA (FIRST & SECOND FLOOR)

PARKING REQUIREMENTS

PARKING REQUIRMENT (NORTH LAS VEGAS ZONING ORDINANCE-TABLE 17.24.050-4) 1.5 SPACES PER CLASSROOM, LIBRARY, LECTURE HALL, AND CAFETERIA.

ACTUAL NUMBER OF CLASSROOMS ETC. ELMENTARY = 36 (36 X 1.5) = 54 SPACES MIDDLE SCHOOL = 28 (28 X 1.5) = 42 SPACES

TOTAL PARKING SPACES REQUIRED = 96 SPACES REQUIRED

ACCESSIBLE SPACES (IBC 2009 TABLE 1106.1 & SECTION 1106.5) 201-300 SPACES = 7 ACCESSIBLE SPACES REQUIRED (INCLUDING 2 VAN - ACCESSIBLE SPACES) 7 ACCESSIBLE SPACES PROVIDED (INCLUDING 2 VAN - ACCESSIBLE SPACES)

GENERAL NOTES

GENERAL PATH OF ACCESSIBILITY NOTES

1. CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MINIMUM EXCEPT FOR GREATER WIDTHS REQUIRED AT DOORS (ANSI 117.1 sec. 403.5), TURNS ANSI FIGURE ANSI 117.1 sec. 403.5.1, AND PASSING SPACES (ANSI 117.1 sec. 403.5.2).

2. PORTIONS OF AN ACCESSIBLE ROUTE WITH RUNNING SLOPES STEEPER THAN 1:20 ARE RAMPS AND SHALL COMPLY WITH ANSI 117.1 sec. 405.

3. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI 117.1 sec. 303. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM ARE PERMITTED TO BE VERTICAL WITHOUT EDGE TREATMENT; CHANGES BETWEEN 1/4" AND 1/2" HIGH MAXIMUM ARE TO BE BEVELED WITH SLOPE NOT STEEPER THAN 1:2: CHANGES GREATER THAN 1/2 " ARE TO BE ACCOMPLISHED WITH CURB RAMP OR RAMP AND SHALL COMPLY WITH ANSI 117.1 sec. 405 or 406.

4. ACCESSIBLE BUILDING ENTRANCES SHALL BE CONNECTED TO ACCESSIBLE ROUTES AND COMPLY WITH THE REQUIREMENTS OF IBC CHAPTER 11 AND ANSI 117.1 CHAPTER 4.

5. ACCESSIBLE ROUTE PATHS OF TRAVEL SHALL HAVE A 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL, 2% MAXIMUM CROSS SLOPE, 2% MAXIMUM SLOPE EACH WAY AT POINTS OF REST OR CHANGE IN DIRECTION. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN COORDINATE CIVIL DRAWINGS FOR SLOPES AT INDICATED EXTERIOR ACCESSIBLE ROUTES AND

GENERAL SITE NOTES

1. CONCRETE PAVING SHALL BE 4" THICK WITH 6x6 10/10 WWF REINFORCING AT MID HEIGHT OF PAVING. PROVIDE CONTROL JOINTS AND EXPANSION JOINTS PER 1/A1.20.

NOTIFY ARCHITECT FOR ANY DISCREPANCIES AND SLOPES IN EXCESS OF ALLOWED MAXIMUMS.

2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ALL OFF SITE IMPROVEMENTS.

3. SEE CIVIL FOR ALL HORIZONTAL CONTROL.

KEYNOTES

- 1 ASPHALT PAVING
- CONCRETE SIDEWALK-REFER TO ELEMENTARY SCHOOL SITE PLAN FOR ENLARGED PLANS AND DETAILS)
- 3 LANDSCAPED PLANTER
- 4 3FT TALL FLOOD WALL REFER TO CIVIL DWGS.
- LINE OF SAFE DISPERSAL AREA (50,844 S.F PROVIDED) 2,039 OCCUPANTS @ 1 OCC. PER 5 S.F = 10,195 S.F REQUIRED
- $\langle 32 \rangle$ 6FT TALL TEMPORARY CHAIN LINK FENCE
- ELEMENTARY SCHOOL PHASE 1 (VOL 1)
 (TO BE PERMITTED SEPARATELY)
 (REFER TO ELEMENTARY SCHOOL FOR ENLARGED PLANS AND DETAILS)

34 LIGHT POLE (REFER TO ELECTRICAL DWGS)



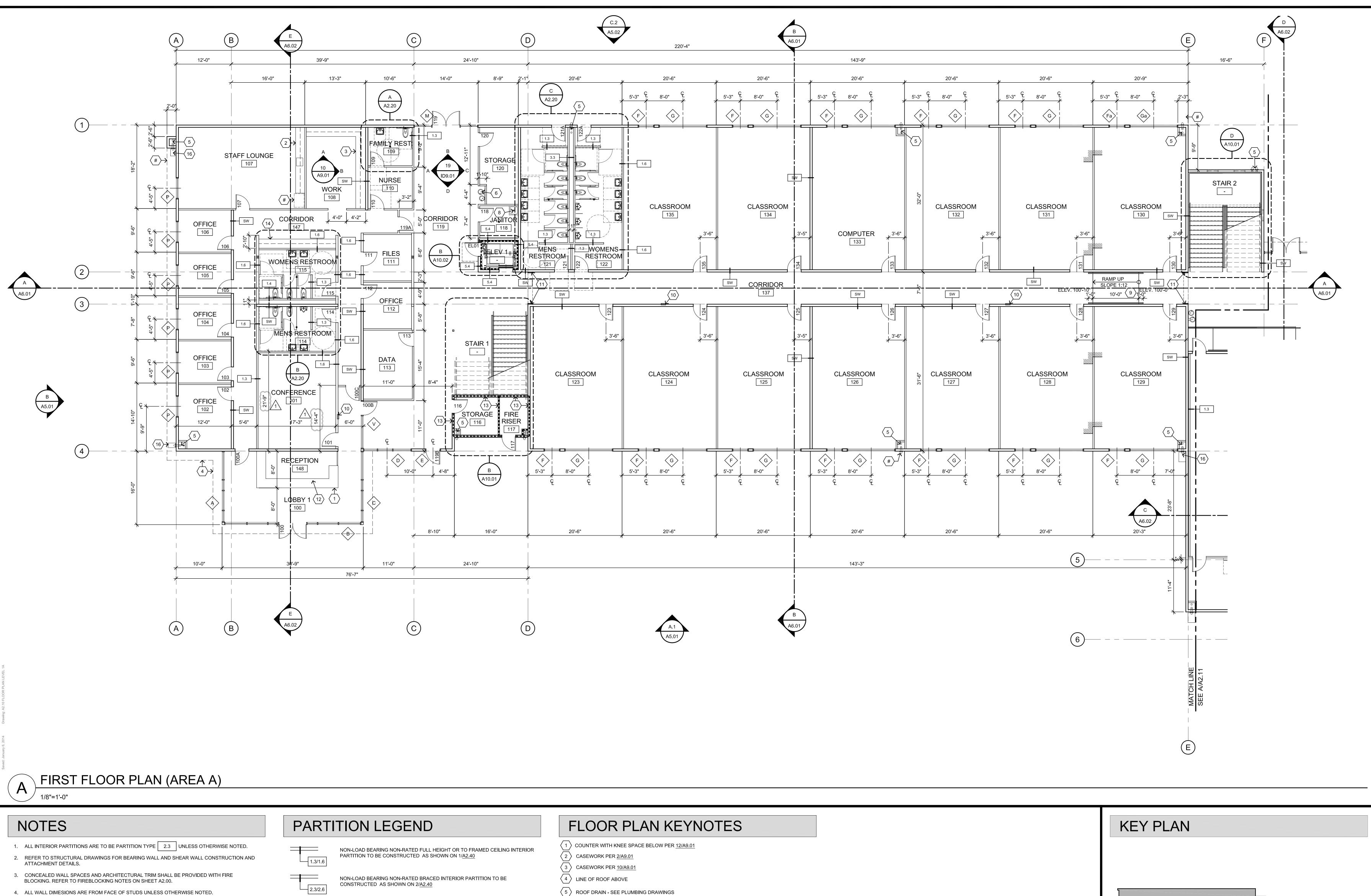
DECEMBER 16, 2013

PUBLIC C

Prawings and specifications remai the property of the design professional. Copies of the

drawings and specifications retained by the client may be utilized only for his use and for occupying the proje for which they are prepared, and no for construction of any other project. delta date description

DECEMBER 16, 2013



6 DRINKING FOUNTAIN PER 12/A2.11

 $\langle 10 \rangle$ FIRE EXSTINGUISHER CABINET PER <u>3/A0.01</u>

 $\langle 16 \rangle$ PROVIDE SPLASH BLOCK AT ROOF DRAINS

 $\langle 12 \rangle$ LOCATION OF ELECTRICAL STRIKE PUSH BOTTON

13 1 HOUR FIRE RATED WALL PER GA FILE NO. WP 3605

 $\langle 11 \rangle$ WALL FURRING POPOUT PER 12/A2.41

8 SERVICE SINK, REFER TO PLUMBING PLANS. PROVIDE 4'-0" LONG AND 4'-0" HIGH FRP PANEL

ON EACH ADJACENT SIDE OF SINK. VERIFY FINISHES WITH FINISH SCHEDULE DRAWINGS.

(9) ANSI COMPLIANT RAMP WITH HANDRAIL TYPICAL ON BOTH SIDES OF RAMP. VERIFY LENGTH

OF RAMP REQUIRED WITH ACTUAL CHANGE OF ELEVATION. REFER TO DETAIL 13/A2.41

 $\overline{7}$ LINE OF FLOOR ABOVE

(14) CASEWORK PER <u>13/A9.01</u>

(15) REFRIGERATOR - BY OWNER

NON-LOAD BEARING NON-RATED BRACED INTERIOR PARTITION TO BE

NON-LOAD BEARING NON-RATED FULL HEIGHT INTERIOR PARTITION TO BE

NON-LOAD BEARING 1-HR RATED SHAFT WALL CONSTRUCTION AS SHOWN ON

EXTERIOR WOOD FRAMED STRUCTURAL WALL WITH EXTERIOR PLASTER FINISH.

WOOD FRAMED STRUCTURAL WALL. REFER TO STRUCTURAL DRAWINGS. PROVIDE

REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.

SOUND BATT PACKED FULL, THE FULL HEIGHT OF PARTITION

CONSTRUCTED AS SHOWN ON 3/A2.40.

CONSTRUCTED AS SHOWN ON 4/A2.40

5/A2.40 (UL DESIGN NO. U415 SYSTEM 'A')

5/8" TYPE X GYPSUM BOARD AT EXPOSED SIDES.

3.3/3.6

4.3/4.6

5.4/5.6

L sw

5. INDICATED FINISH FLOOR HEIGHTS (i.e. +100'-0") ARE NOT ACTUAL GRADE FINISH FLOOR HEIGHTS.

6. ALL STRUCTURAL COLUMN DIMENSIONS ARE FROM THE CENTERLINE OF COLUMN UNLESS

7. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS, ACCESS PANELS, ALARM & A/V

8. FINISH FLOOR INDICATED ARE BASED ON 100'-0" FINISH FLOOR HEIGHT WHICH DO NOT MATCH

REFER TO CIVIL PLANS FOR ACTUAL FINISH FLOOR HEIGHTS.

THE GRADING PLAN HEIGHTS AS INDICATED:

DEVICES, ETC WITH OWNER FOR APPROVAL PRIOR TO INSTALLATION.

OTHERWISE NOTED.

Drawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the project for which they are prepared, and not for construction of any other project.

delta date description

1 01/06/14 CNLV Comments

2013107
project number

DECEMBER 16, 2013
date

AREA A

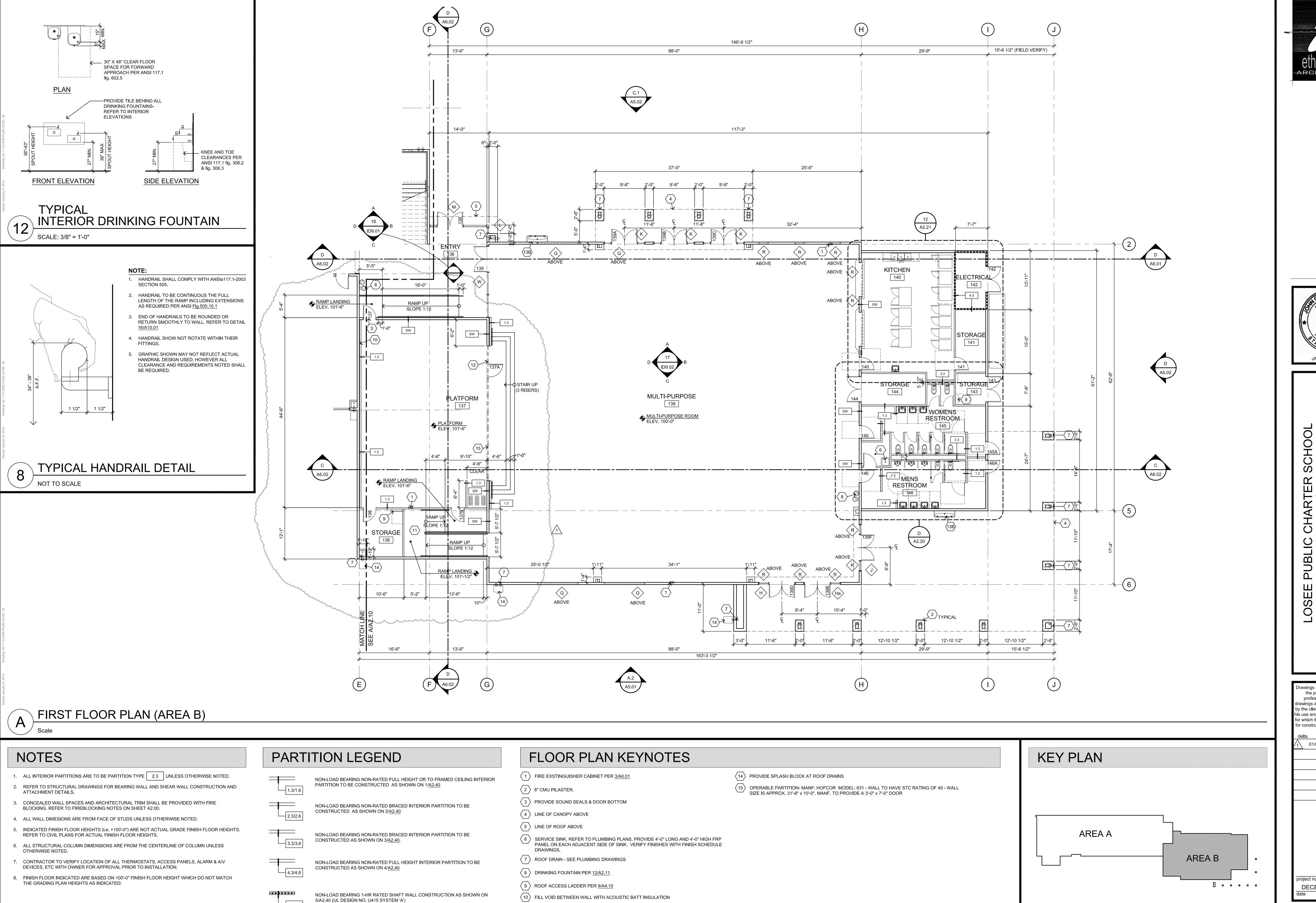
AREA B

JANUARY 06, 2014

PUBLIC CHARTER SCHOOL VOL II - MS

OSEE

FLOOR PLAN LEVEL 1A A 2 10



ANSI COMPLIANT RAMP WITH HANDRAIL TYPICAL ON BOTH SIDES OF RAMP. VERIFY LENGTH OF RAMP REQUIRED WITH ACTUAL CHANGE OF ELEVATION. REFER TO DETAIL 13/A2.41

(12) CONTRACTOR TO COORDINATE REQUIRED OPENING FOR OPERABLE WALL

 $\langle 13 \rangle$ (3) STATION EXTERIOR DRINKING FOUNTAIN-SEE PLUMBING DRAWINGS

(13A) 30" MAX HEIGHT TO SPOUT

(13B) 36" MAX HEIGHT TO SPOUT

5.4/5.6

L sw

EXTERIOR WOOD FRAMED STRUCTURAL WALL WITH EXTERIOR PLASTER FINISH.

WOOD FRAMED STRUCTURAL WALL. REFER TO STRUCTURAL DRAWINGS. PROVIDE

REFER TO EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.

SOUND BATT PACKED FULL, THE FULL HEIGHT OF PARTITION

5/8" TYPE X GYPSUM BOARD AT EXPOSED SIDES.

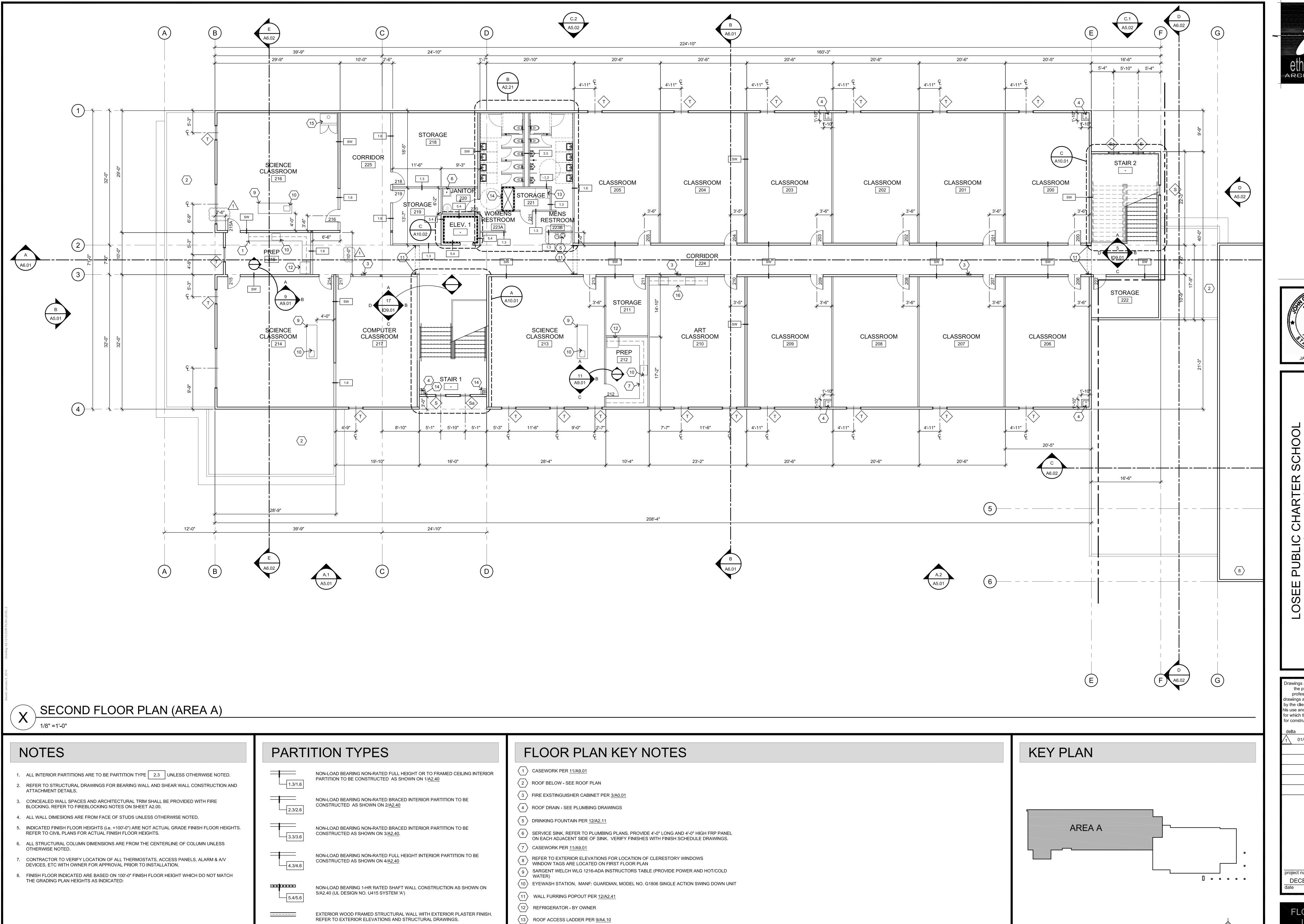
JANUARY 06, 2014

PUBLIC CHARTER VOL II - MS

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project number DECEMBER 16, 2013

FLOOR PLAN LEVEL 1B



14 1 HOUR FIRE RATED WALL PER GA FILE NO. WP 3605

15 FUME HOOD - SEE MECHANICAL DRAWINGS

(16) CASEWORK PER <u>1/A9.01</u>

WOOD FRAMED STRUCTURAL WALL. REFER TO STRUCTURAL DRAWINGS. PROVIDE

5/8" TYPE X GYPSUM BOARD AT EXPOSED SIDES.

SOUND BATT PACKED FULL, THE FULL HEIGHT OF PARTITION

sw

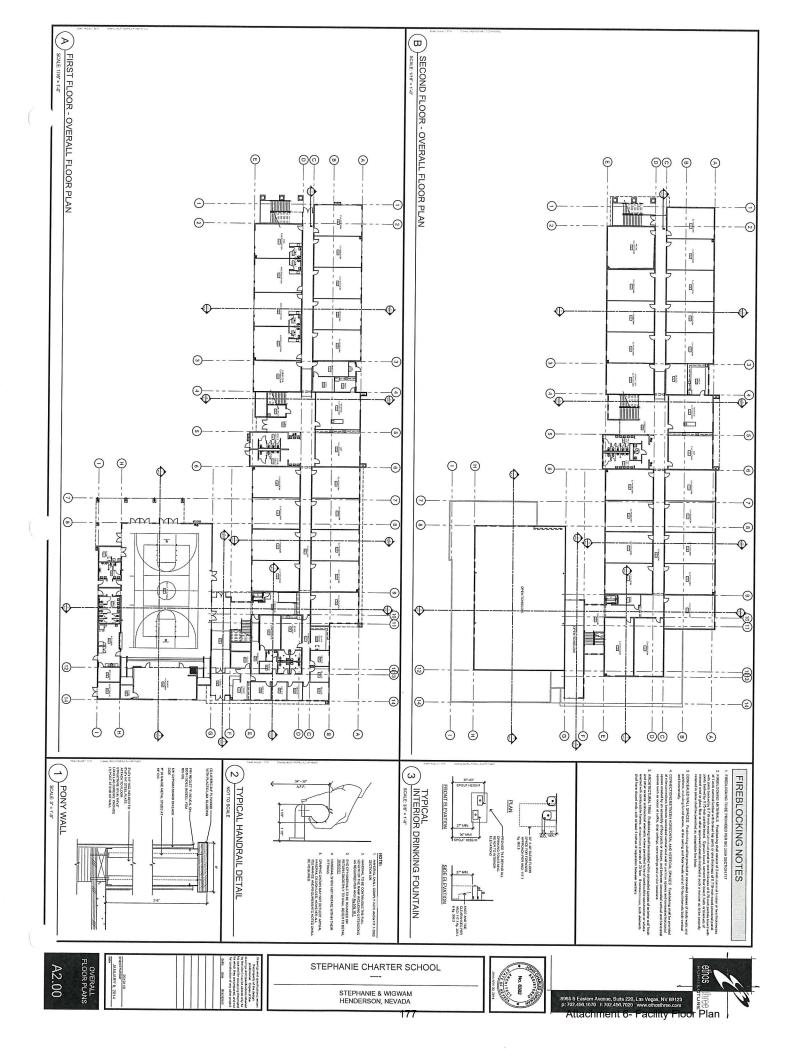
PUBLIC CHARTER SCHOOL VOL II - MS

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01/06/14 CNLV Comment

project number DECEMBER 16, 2013

FLOOR PLAN LEVEL 2



INFORMATION SHEET

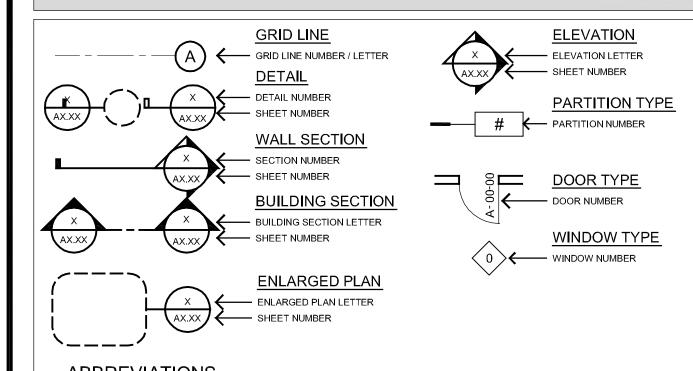
GENERAL NOTES

- UPON PERMITTING, CONTRACTOR SHALL PROVIDE ARCHITECT (1) COPY OF THE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS INCLUDING ALL BUILDING DEPARMENT COMMENTS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.
- CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICT BETWEEN CONTRACT

DOCUMENTS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.

- NO DEVIATIONS FROM THE CONTRACT DOCUMENTS, INCLUDING SPECIFICATIONS, SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- MATERIALS TO BE USED SHALL BE OF FIRST QUALITY. ALL WORK SHALL BE PERFORMED BY APPROPRIATELY SKILLED PERSONS.
- THE CONTRACTOR SHALL ON AN ONGOING BASIS, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH AND REMOVE ALL DEBRIS FROM
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE DELIVERY, INSTALLATION AND STORAGE OF THOSE ITEMS BEING INSTALLED PER THE CONTRACT DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE TO DETERMINE AND COORDINATE ALL MATERIAL LEAD SCHEDULES. SUBSTITUTIONS SHALL NOT BE ALLOWED FOR MATERIALS NOT ORDERED IN A
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE VARIOUS TRADES AND THEIR WORK AS IT RELATES TO OTHER TRADES.
- CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENTS FIELD INSPECTOR(S).
- ANY REQUESTS FOR INFORMATION (RFI'S) PROMPTED BY BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND/OR INSPECTORS FIELD
- 12. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS.
- 13. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS OR CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.
- 14. ALL UNDIMENSIONED DOORS SHALL BE OFFSET 6" FROM ADJACENT WALL TO OPENING.
- 15. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. ANY ERRORS AND/OR OMMISSIONS SHALL BE NOTED AND SENT TO THE ARCHITECT PRIOR TO STARTING THAT PORTION IF WORK AND WITH ADEQUATE TIME TO REVIEW AND RESPOND.

SYMBOLS



CORNER GUARD

DIAMETER	N.I
EACH	0.0
ELECTRICAL	OC
EQUAL	SIN
FLOOR DRAIN	S.C
FIRE EXTINGUISHER	ST
FIBER REIINFORCED PANEL	ST
FIELD VERIFY	TY
GAGE	1.U
GYPSUM BOARD	VE
HORIZONTAL	VIF
MAXIMUM	W/
	EACH ELECTRICAL EQUAL FLOOR DRAIN FIRE EXTINGUISHER FIBER REIINFORCED PANEL FIELD VERIFY GAGE GYPSUM BOARD HORIZONTAL

	MINIMUM
	METAL
•	NOT IN CONTRACT
	ON CENTER
•	OCCUPANTS
	SIMILAR
Э.	SLAB ON GRADE
	STEEL
JCT.	STRUCTURAL
	TYPICAL
D.	UNLESS NOTED OTHERV
Τ.	VERTICAL
	VERIFY IN FIELD

702 269 1575

702.269.1575

WITH

PROJECT TEAM

ARCHITECT
ETHOS THREE ARCHITECTURE

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LAS VEGAS, NV 89109
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DHONE #

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LAS VEGAS, NV 89119 CONTACT RICHARD MOLES 702 862 3618

LAGE DESIGN

8985 SOUTH EASTERN., SUITE 220 LAS VEGAS, NV 89123 CONTACT

CECILIA SCHAFLER PHONE # .

Construction Documents

STEPHANIE CHARTER SCHOOL

CITY OF HENDERSON, NEVADA PARCEL # 178-15-310-011 Current Zoning: Community Commercial (CC)

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE NEW CONSTRUCTION OF A 2-STORY ELEMENTARY CHARTER SCHOOL

CODE ANALYSIS

ROOF COVERING MATERIAL

ALLOWABLE:

CLASS C

ANALYSIS ITEMS						CODE SECTION REFERENCE
CODE YEAR / TYPE	CONSERVATION CO	009 INTERNATIONAL BUILDING CODE, 2008 NATIONAL ELECTRICAL CODE (NEC), 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2009 UNIFORM MECHANICAL CODE (UMC), 2009 UNIFORM PLUMBING CODE (UPC), 2003 FPA 1 WITH LOCAL AMENDMENTS, 2003 ICC/ANSI HANDICAP ACCESSIBILITY, SOUTHERN NEVADA CODE AMENDMENTS				
OCCUPANCY CLASSIFICATION	MIXED USED OCCU 'B' ACCESSORY O	IPANCY : E & B CCUPANCY TO 'E' PER IBC 2009 SECTI	ON 508.2			IBC CHAPTER 3
TYPE OF CONSTRUCTION	TYPE V - B					IBC CHAPTER 6
FIRE SPRINKLERS	YES / NO	YES	TYPE		NFPA 13	IBC 903, 903.3
FIRE ALARM	YES / NO	YES	<u> </u>			IBC 907
BUILDING HEIGHT	ALLOWABLE:	40+20 = 60 FEET	ACTUAL:		±40'-0" FEET	IBC 503, 504 AND TABLE 503
STORIES	ALLOWABLE:	1+1 = 2 STORIES	ACTUAL:		2 STORIES	IBC 504.2 AND TABLE 503
AREA	ALLOWABLE:	35,625 SQ. FT. PER FLOOR	ACTUAL:	FIRST FLOO SECOND FI	LOOR: 21,321 SQ. FT	inc 503 THROUGH 507 AND TABLE 5
ACCESSORY OCCUPANCY (B)	ALLOWABLE:	10% OF 33,500 SF = 3,350 SF	ACTUAL:	B OCCUPAI	NCY AREA: 3,204 SF	
ALLOWABLE AREA INCREASE	ALLOWABLE AREA	CALCULATION		⊥RONTAGE IN	CDEASE	
OCCUPANT LOAD	$A_a = 9,500 \text{ sf}$ $A_a = 9,500 \text{ sf}$ $A_a = 35,625 \text{ s}$ FUNCTION C SECOND LEVEL: CLASSROOM OFFICES ACCESSOR FIRST LEVEL: CLASSROOM OFFICES MULTI-PURF WARMING K	OF SPACE MS Y STORAGE, MECH. EQPM. ROOM MS POSE ROOM ` ITCHEN	FLOOR AREA 15,440 S.F. 284 S.F. 469 S.F. 13,380 S.F. 3,452 S.F. 5,517 S.F. 406 S.F.	I f = LOAD FAI 1/20 ne 1/100 gros 1/20 net 1/100 gros 1/7 net 1/200 gros	CTOR OCCUPANT LOAD 772 occupants ss 3 occupants ss 2 occupants 669 occupants ss 35 occupants 789 occupants ss 3 occupants	IBC 506
	BAND ROOM	Y STORAGE, MECH. EQPM. ROOM I	2,400 S.F. 842 S.F. Total buildin	1/300 gros 1/15 net g occupants	ss 8 occupants 57 occupants 2,338 occupants	IBC 1004, 1004.9 AND TABLE 1004.1.
NUMBER OF EXITS	REQUIRED:	At First Floor: 4 At Second Floor: 3	PROVIDE		At First Floor: 10 At Second Floor: 3	IBC TABLE 5015.1, 1021 AND TABLES 1015.1, 1021.1, 1021.2
REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS BASED ON HORIZONTAL SEPARATION DISTANCE		<5'		1 hr (B ar 0 hr (B ar	nd E) nd E)	IBC 705, 712.4 AND TABLE 602
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		Exterior Bearing Walls				
SPACES REQUIRING FIRE-RESISTANCE RATED SEPARATION	NOT REQUIRED					IBC 420, 508.2.5, 706, 707, 708, 709, 71009.6.3, 1018.1, 1022, 1023, 3006 AND TABLES 508.2.5, 1018.1
DOOF COVERING MATERIAL	ALLOW/4515	01.400.0	4.07		01.400.5	IDC TABLE 1505 1

FIXTURE ANALYSIS DURING SCHOOL HOURS					(Multi-Pur	pose Room i	is used as a	an accesso	ry to the scl	hool use)				
Space	Classification	Occupancy	Occ Load	WC	Factor	WC Re	eq'd	LAV Fa	actor	LAV R	eq'd	DF Factor	DF Req'd	SS Req'd
				М	F	М	F	М	F	М	F			
Classrooms	Educational	E	1441	50	50	14.410	14.410	50	50	14.410	14.410	100	14.410	1
Administration	Business	В	39	25	25	0.780	0.780	40	40	0.488	0.488	100	0.390	
Multi Purppse	Assembly	Α	0											
Kitchen	Factory	F	3	100	100	0.015	0.015	100	100	0.015	0.015	400	0.008	
Storage	Storage	S-2	11	100	100	0.055	0.055	100	100	0.055	0.055	1000	0.011	
Band / Platform	Educational	E	57	50	50	0.570	0.570	50	50	0.570	0.570	100	0.570	
TOTAL FIXTURES	REQUIRED:					15.830	15.830			15.538	15.538		15.389	1
TOTAL FIXTURES	PROVIDED:					18.500	20.500			16.500	16.500		20.000	3
FIXTURE ANALYS	SIS AFTER SCHO	OL HOURS			(Multi-Pur	pose Room i	is used as a	an assemb	ly space wh	en the scho	ol is not in u	se)		
Space	Classification	Occupancy	Occ Load	WC	Factor	Factor WC Req'd		LAV Factor		LAV Req'd		DF Factor	DF Req'd	SS Req'd
				М	F	M	F	М	F	М	F			
Multi Purppse	Assembly	Α	789	125	65	3.156	6.069	200	200	1.973	1.973	500	1.578	1
Band / Platform	Educational	Α	57	125	65	0.228	0.438	200	200	0.143	0.143	500	0.114	
Kitchen	Factory	F	3	100	100	0.015	0.015	100	100	0.015	0.015	400	0.008	
TOTAL FIXTURES	REQUIRED:					3.399	6.523			2.130	2.130		1.700	1
TOTAL FIXTURES	PROVIDED:					5.000	7.000			3.000	4.000		2.000	

SPECIAL INSPECTION(S) REQUIRED	REFER TO STRUCTURAL DRAWINGS	IBC CHAPTER 17
SEPARATED USES WITH REQUIRED CALCULATIONS	NON SEPARATED USE	IBC 508.3 OR 508.4 AND TABLE 508.4

DRAWING INDEX

A0.00 COVER SHEET/ CODE ANALYSIS/INFORMATION SHEET A0.01 EXITING PLANS & IECC REPORT CIVIL C0.01 COVER SHEET C1.0 HORIZONTAL CONTROL PLAN C2.0 GRADING PLAN C3.0 EMERGENCY ACCESS PLAN C4.0 UTILITY PLAN C5.1 DETAILS C5.2 DETAILS LANDSCAPE

	L3.01	PLANTING AND IRRIGATION DETAILS
	ARC	CHITECTURAL
	A1.01	SITE PLAN

LC.0 COVER NOTES

L1.01 LANDSCAPE PLAN

L2.01 IRRIGATION PLAN

ALUI	SITE PLAN	1				ı
A1.20	SITE DETAILS	*				Ī
A2.10	FLOOR PLAN AREA 1A	*				Ī
A2.11	FLOOR PLAN AREA 1B	*				Ī
A2.12	FLOOR PLAN AREA 2A	-				Ī
A2.13	FLOOR PLAN AREA 2B	-				Ī
A2.14	FLOOR SLAB PLAN AREA 1A	-				Ī
A2.15	FLOOR SLAB PLAN AREA 1B					
A2.20	ENLARGED TOILET PLANS & ELEVATIONS	-				Ī
A2.21	ENLARGED KITCHEN-TOILET PLANS & ELEVATIONS	-				Ī
A2.22	ENLARGED TOILET PLANS & ELEVATIONS	-				Ī
A2.30	PARTITION TYPES / CALCULATIONS & DETAILS	-				Ī
A2.41	METAL PANEL DETAILS	*				ĺ
A2.42	WALL AND PLAN DETAILS	*				Ī
A2.43	UL ASSEMBLIES	*				Ī
A3.10	REFLECTED CEILING PLAN AREA 1A	*				Ī
A3.11	REFLECTED CEILING PLAN AREA 1B	*				Ī
A3.12	REFLECTED CEILING PLAN AREA 2A	*				Ī
43.13	REFLECTED CEILING PLAN AREA 2B	*				Ī
43.20	CEILING DETAILS	*				Ī
44.01	ROOF PLAN	*				Ī
\4.10	ROOF DETAILS	*				Ī
4.11	ROOF DETAILS	-				Ī
\5.01	EXTERIOR ELEVATIONS	•				ĺ
A5.02	EXTERIOR ELEVATIONS	*				Ī
46.01	BUILDING SECTIONS	*				Ī
\7.01	WALL SECTIONS	*				Ī
47.02	WALL SECTIONS	*				Ī
A7.03	WALL SECTIONS	-				Ī
A8.01	DOOR SCHEDULE	-				Ī
48.02	WINDOW SCHEDULE	-				Ī
A8.03	WINDOW SCHEDULE	*				Ī
A8.10	DOOR AND WINDOW DETAILS	*				Ī
49.01	CASEWORK DETAILS	*				Ī
A10.01	STAIR PLANS & SECTIONS	-				Ī
410.02	STAIR AND ELEVATOR PLANS & SECTIONS	*				Ī
ID9.01	FINISH SCHEDULE	*				Ī
ID9.02	INTERIOR ELEVATIONS	•				Ī
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STRUCTURAL S0.01 COVER SHEET

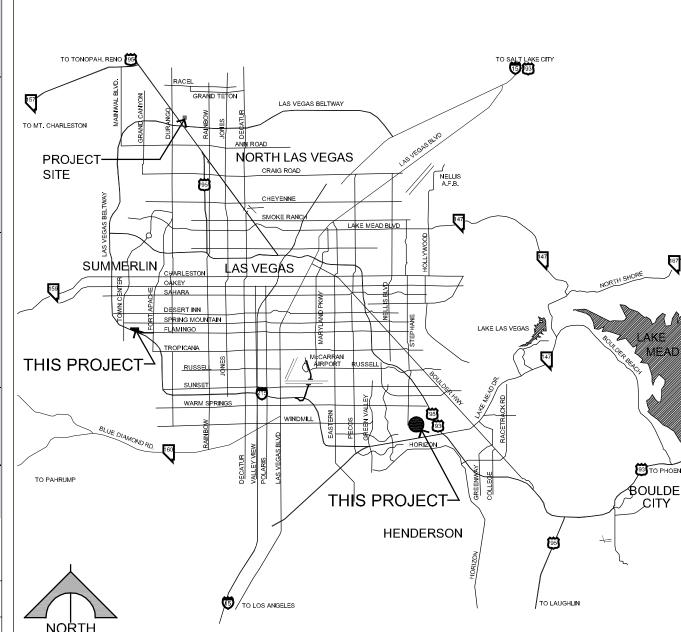
ID9.03 INTERIOR ELEVATIONS

ı	50.01	COVER SHEET	j
	S0.11	GENERAL NOTES	
	S0.12	GENERAL NOTES	
	S2.01A	FOUNDATION FRAMING PLAN AREA A	
	S2.01B	FOUNDATION FRAMING PLAN AREA B	
	S2.02A	LEVEL 2 FRAMING PLAN AREA A	
	S2.02B	LEVEL 2 FRAMING PLAN AREA B	
	S2.03A	ROOF FRAMING PLAN AREA A	
I	S2.03B	ROOF FRAMING PLAN AREA B	

VICINITY MAP

IBC TABLE 1505.1

CLASS B



DRAWING INDEX

		01/XX
STR	UCTURAL CONTINUED	
S3.01	TRASH ENCLOSURE	
S3.02	SITE WALLS	
S5.01	SECTIONS AND DETAILS	
S5.02	SECTIONS AND DETAILS	
S5.03	SECTIONS AND DETAILS	
S5.04	SECTIONS AND DETAILS	
S5.05	SECTIONS AND DETAILS	
S5.06	SECTIONS AND DETAILS	
MEC	CHANICAL	
M0.01	MECHANICAL LEGEND, ABBREVIATIONS & INDEX	
M0.02	MECHANICAL SPECIFICATIONS	
M2.01	MECHANICAL HVAC PLAN AREA 1A	
M2.01A	MECHANICAL HVAC ZONING PLAN AREA 1A	
M2.02	MECHANICAL HVAC PLAN AREA 1B	

M2.01	MECHANICAL HVAC PLAN AREA 1A	₹			
M2.01A	MECHANICAL HVAC ZONING PLAN AREA 1A				
M2.02	MECHANICAL HVAC PLAN AREA 1B				
M2.02A	MECHANICAL HVAC ZONING PLAN AREA 1B				
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M2.03A	MECHANICAL HVAC ZONING PLAN AREA 2A				
M2.04	MECHANICAL HVAC PLAN AREA 2B				
M2.04A	MECHANICAL HVAC ZONING PLAN AREA 2B				
M2.05	MECHANICAL ROOF PLAN AREA 2A				
M2.06	MECHANICAL ROOF PLAN AREA 2B				
M5.01	MECHANICAL DIAGRAMS				
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P0.02	PLUMBING SPECIFICATIONS				
P2.01	PLUMBING PLAN AREA 1A	•			

MBING			
PLUMBING LEGEND, ABBREVIATIONS & SHEET INDEX	•		
PLUMBING SPECIFICATIONS	•		
PLUMBING PLAN AREA 1A			
PLUMBING PLAN AREA 1B			
PLUMBING PLAN AREA 2A			
PLUMBING PLAN AREA 2B			
PLUMBING ROOF PLAN AREA A			
PLUMBING ROOF PLAN AREA B	•		
PLUMBING ENLARGED PLANS	•		
PLUMBING ENLARGED PLANS			
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P7.01	PLUMBING DETAILS				
ELE	CTRICAL				
E0.01	ELECTRICAL LEGEND, ABBREVIATIONS & SHEET INDEX				
E0.02	ELECTRICAL SPECIFICATIONS	•			
E1.01	ELECTRICAL SITE PLAN	•			
E2.01	ELECTRICAL LIGHTING PLAN AREA 1A	•			
E2.02	ELECTRICAL LIGHTING PLAN AREA 1B	•			
E2.03	ELECTRICAL LIGHTING PLAN AREA 2A	0	•		
E2.04	ELECTRICAL LIGHTING PLAN AREA 2B	0	•		
E3.01	ELECTRICAL POWER PLAN AREA 1A	•			
E3.02	ELECTRICAL POWER PLAN AREA 1B	•			
E3.03	ELECTRICAL POWER PLAN AREA 2A	•			
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E3.05	ELECTRICAL EQUIPMENT PLAN AREA 1A	•			
E3.06	ELECTRICAL EQUIPMENT PLAN AREA 1B	0	•		
E3.07	ELECTRICAL ROOF PLAN AREA A	0	•		
E3.08	ELECTRICAL ROOF PLAN AREA B	0	•		
E4.01	ELECTRICAL AUXILIARY PLAN AREA 1A	0	•		
E4.02	ELECTRICAL AUXILIARY PLAN AREA 1B	•			
E4.03	ELECTRICAL AUXILIARY PLAN AREA 2A	•)		
E4.04	ELECTRICAL AUXILIARY PLAN AREA 2B	8			
E5.01	ELECTRICAL SINGLE LINE DIAGRAM	•			
E5.02	ELECTRICAL EQUIPMENT SCHEDULE	•			

AERIAL

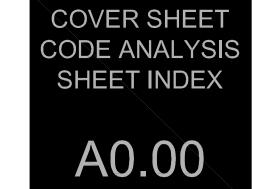
E6.01 ELECTRICAL PANEL SCHEDULES

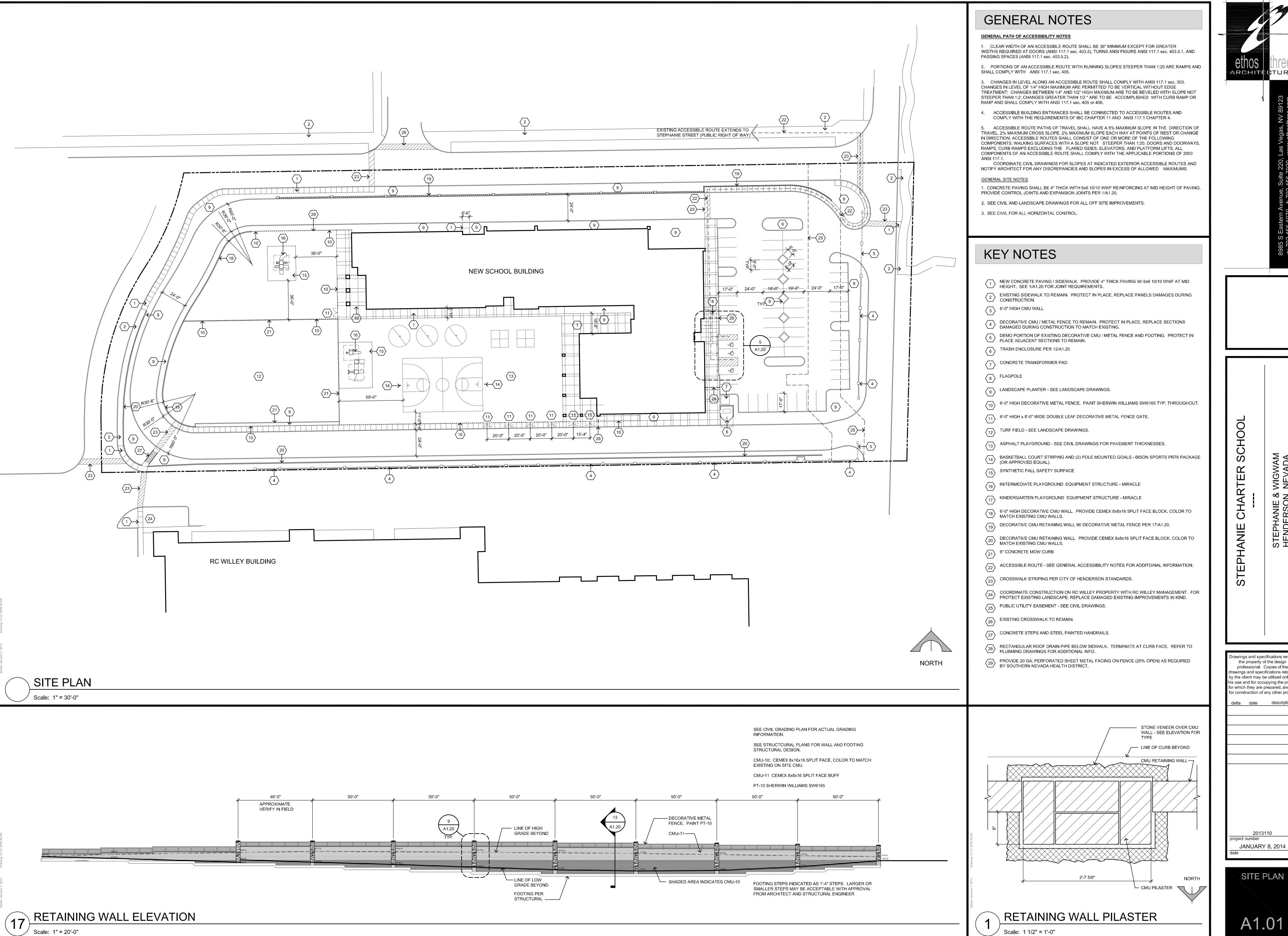


PARCEL # 178-15-310-011 Current Zoning: Community Commercial (CC)

the property of the design for which they are prepared, and no for construction of any other projec

JANUARY 8, 2014



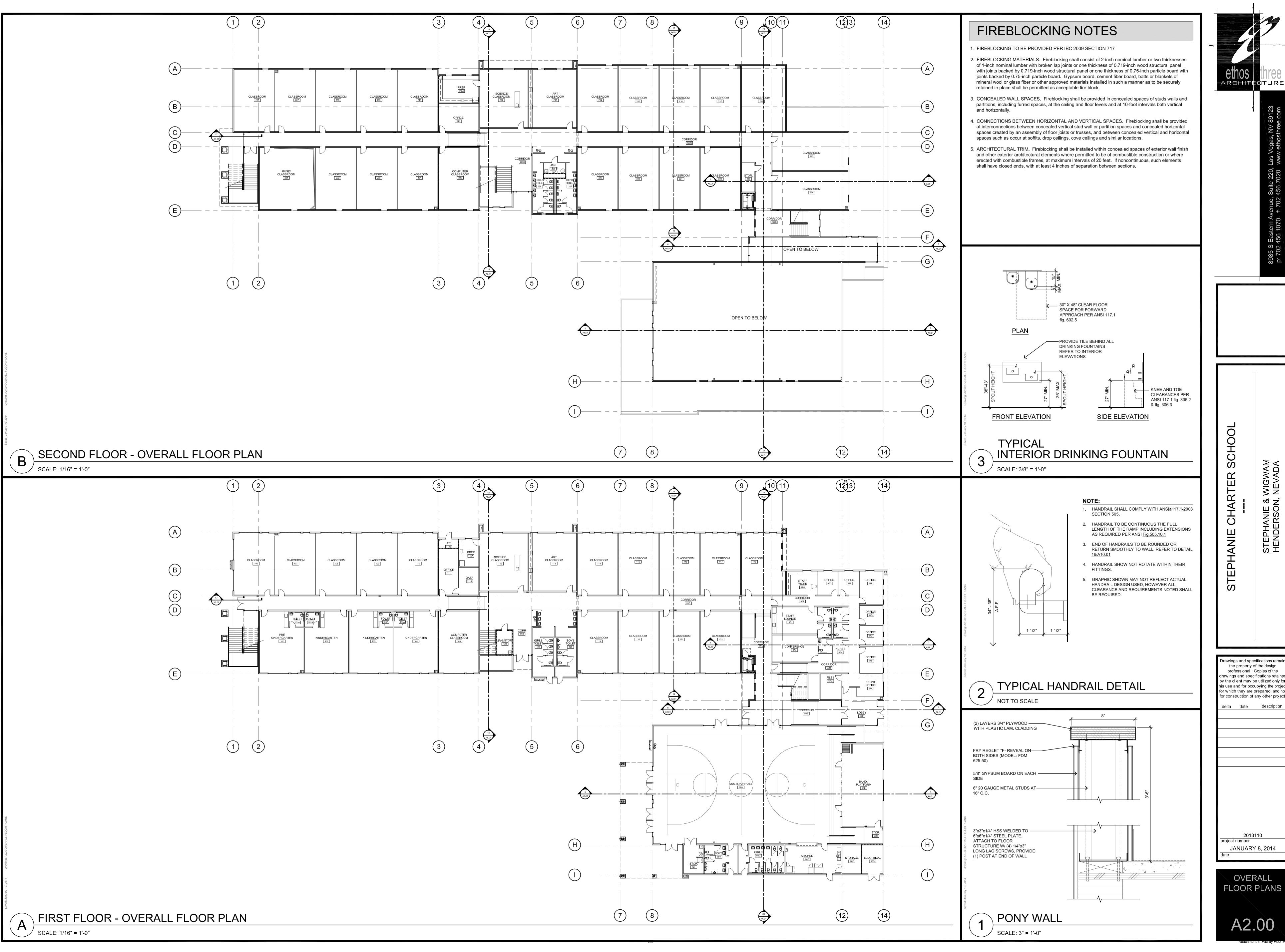


rawings and specifications remain the property of the design professional. Copies of the drawings and specifications retained by the client may be utilized only for his use and for occupying the projec

for which they are prepared, and not for construction of any other project. delta date description

■ 2013110 oroject number

SITE PLAN



rawings and specifications remain the property of the design professional. Copies of the drawings and specifications retaine by the client may be utilized only fo his use and for occupying the proje for which they are prepared, and no for construction of any other project

OVERALL

A2.00

Property Owner Contact Information:

CA Las Vegas Stephanie Road LLC c/o Turner-Agassi Charter School Facilities Fund, L.P. 3000 Olympic Blvd.
Suite 2120

Santa Monica, CA 90404 Attention: Glenn Pierce

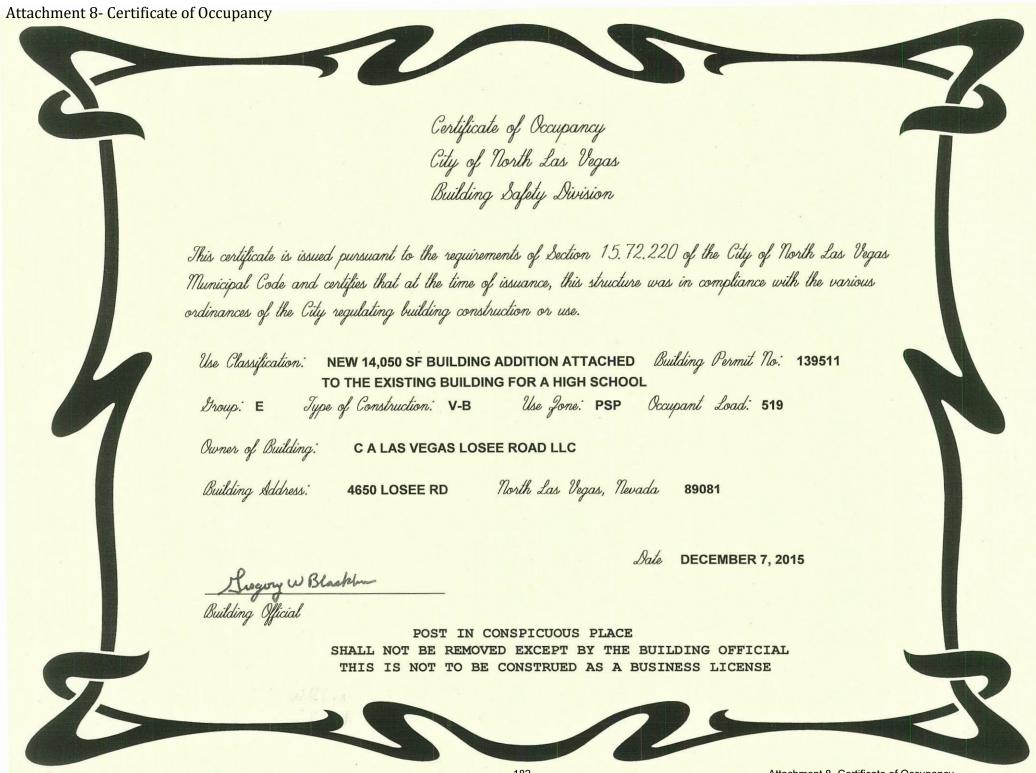
Email: gpierce@turnerimpact.com

CA Las Vegas Losee Road LLC c/o Turner-Agassi Charter School Facilities Fund, L.P. 3000 Olympic Blvd. Suite 2120

Santa Monica, CA 90404 Attention: Glenn Pierce

Email: gpierce@turnerimpact.com

There is no knowledge of any relationship between the current owner or landlord and the schools, including but not limited to any relative of a board member or employee within the third degree of consanguinity or affinity and any connection with an educational management organization foundation, or other entity which does business with or is otherwise affiliated with the school. If such a relationship becomes known, the Board will disclose such relationship to the SPCSA. SOM will submit such information for review and approval prior to acquisition of any facility in compliance with NAC 386.3265.



CITY OF HENDERSON
Department of Building & Safety
240 Water Street
Henderson, NV 89015
(702) 267-3620



This certificate is issued per the Building And Fire Safety Administrative Code

At the time of issuance, this building was deemed to be in substantial compliance with fire, safety and structural provisions of the adopted building codes based upon periodic inspections of work during construction. This certificate of occupancy should not be relied upon as evidence that the construction is in actual compliance with all applicable building codes or that the construction meets the minimum standards of a specific industry.

50 N STEPHANIE S	T				•		
Situs Address		***************************************	***************************************				***************************************
BEDC 2014001984	A3/B/E	VB	SP	CC	COMMUNITY	COMMERCIAL	
Building Permit Number	Occupancy Group	Construction	Туре	Zone Code	Description	***************************************	20000000000000000000000000000000000000
August 20, 2014							
Date	Mohammed	Jadio			GAS STEPHANIE	W. 1000000000000000000000000000000000000	
Ru	ilding Official				E OF THE STAR		

POST IN A CONSPICUOUS PLACE



CITY OF HENDERSON

240 Water Street P.O. Box 95050 Henderson, NV 89009

BUILDING & FIRE SAFETY

702-267-3610 Fax 702-267-3605

August 12, 2014

Nevada General Construction 5720 So Arville St #124 Las Vegas, NV 89118

RE:

Request for Temporary Occupancy Approval

Stephanie Charter School

50 N Stephanie St

Building Permit No. 2014008064

Dear Greg Park,

This letter is offered in response to your letter of August 7, 2014 in which you requested Temporary Occupancy Approval (TCO) of the Stephanie Charter School located at 50 N Stephanie St for a period of 30 days.

Your request for Temporary Occupancy Approval is herby granted for a period of 30 days, and shall expire on 12-SEP-14. In order to continue to occupy the requested area(s) beyond the TCO expiration date, you must obtain Final Inspection approvals of the Building, Fire, Community Development, Utilities and Public Works departments (as applicable) and obtain a Certificate of Occupancy on or prior to the TCO expiration date.

I trust this information will be of service to you. Should you have any questions or require additional information, please do not hesitate to contact me at (702) 267-3620.

Sincerely,

Mohammad Jadid

City Building Official

cc:

Perry Mendivil Senior Building Inspector

Permit File

TCO Suspense File

ethos three



DATE: August 13, 2014

TO: CA Las Vegas Losee Road, LLC 3000 Olympic Blvd., Suite 2120 Santa Monica, CA 90404

NON-USE OF ASBESTOS CERTIFICATION

PROJECT NAME: Somerset Academy – Losee Elementary & Middle School Campus

PROJECT ADDRESS: 4650 Losee Road, NLV, Nevada 89018

I certify that for the project described above no asbestos-containing material (ACBM) was specified as a building material in any construction document for the building, or, to the best of my knowledge, no ACBM was used as any building material.

ethos three ARCHITECTURE

No. 6382

John C. Lopeman, AIA Principal

Attachment 9- Facility Code Compliance

8985 5. EASTERN SUITE 220 LAS VEGAS, NEVADA 89123 P: 702.456.1070 WWW.ETHOSTHREE COM

ethos three



August 1, 2017

Academica Nevada 6630 Surrey Street Las Vegas, NV 89119

NON-USE OF ASBESTOS CERTIFICATION

PROJECT NAME:

Somerset Academy Losee Campus High School

PROJECT ADDRESS:

4700 Losee Road, Las Vegas, NV

I certify that for the project described above that no asbestos-containing material (ACBM) was specified as a building material in any construction document for the building, or, to the best of my knowledge, no ACBM was used as any building material.

ethos three ARCHITECTURE

John C. Lopeman, AIA

ethos three



DATE: August 13, 2014

TO: CA Las Vegas Stephanie Road, LLC 3000 Olympic Blvd., Suite 2120 Santa Monica, CA 90404

NON-USE OF ASBESTOS CERTIFICATION

PROJECT NAME: Somerset Academy – Stephanie Campus

PROJECT ADDRESS: 50 North Stephanie, Henderson, NV

I certify that for the project described above no asbestos-containing material (ACBM) was specified as a building material in any construction document for the building, or, to the best of my knowledge, no ACBM was used as any building material.

ethos three ARCHITECTURE

No. 6382

John C. Lopeman, AIA Principal

8985 S. EASTERN SUITE 220 LAS VEGAS, NEVADA 89123 P: 702.456.1070 WWW.ETHOSTHREE COM

SŊ	330 SOUTH V	\$	SCHOOL INSP	ECTION RE	PORT	• 702-759	9-1000 (24		
Sime to									*HSC\$1077-E-1161
PERMIT	#	ESTABLISHMENT NAME	FAGILITY		/	COMPLIANCE	SCHEDULE	PR	MARY
DDO1	SCHOOL INSPECTION REPORT 330 SOUTH VALLEY VIEW BLVD - LAS VEGAS, NV-89107 - 702-759-1110 (DIRECT) - 702-759-1000 (24 HOUR FACILITY INFORMATION PIDNE V								
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							<i>}</i>		
in=i	n compliance UUT = N	Not in compliance N/O = Not			COS = Corrected	on-site during	Inspection	R = Repe	at violation
710	Playground equin	ment is not properly insta					οIN	DOUT	□ N/A
2				· Cican.			NLG,	OUT	□ N/A
3	······································		***************************************		A.,		OIN	OUT	□ N/A
			Groun	ds/Exterior					
4	Walkways not pro	perly constructed or main	itained.					DOUT	
				and secure.					
6	Outdoor areas not	t maintained clean and fre					5 KV	± 001	□ N/A
7			Interna	Structure		至一份证明	rı UM	T OUT	π Ν/Δ

							DAN		
10	,		noperly imisticu.	<u></u>			DIN.	OUT	□ N/A
11			v maintained or or	erating within t	he parameters o	f their hea		D OUT	D N/A
	permit.				·				
12	Inadequate lighting	g, required lights not in u	se when children a	are pre <u>s</u> ent, bul	bs burned out or	fixtures in	, a M	001	□ N/A
13		al or installed as regulard					- M	□ OUT	□ N/A
	GPC/ Hot functions	ai oi ilistalled as required		stodial		A THE			
14	Chemicals and fla	mmable materials not pro		The state of the last of the l	ed inaccessible t	0	미바	DOUT	□ N/A
	SCHOOL INSPECTION REPORT 330 SOUTH VALLEY VIEW BLVD - LAS VEGAS, NV - 99107 - 702-759-1100 (DIRECT) - 702-759-1000 (24 HOURS) FRONT # ESTABLISHMENT NAME								
15			procedures requir	ed for the prope	er remediation of	an area	6 IN	OUT	□ N/A
16			chiller rooms acce	secible to unaut	harized staff or a	hildren	Ma	o OUT	□ N/A
	Areas containing e	siectrical parters of boller			Horized Stair of C	riidren.		50 d. C	
17	Ambient air tempe	erature in classroom area	The second secon	Charles and the same of the sa	F.				
	Classroom equipn	nent not maintained clear	n, in good repair a	nd free from ha	zards,				
19			labeled container	rs, according to	chemical reactiv	ity or kept	12114	□ OUT	□ N/A
	inaccessible to un	authorized persons.	Specialty	Classrooms		S/2-17/15/15/15			
20	Specialty classroo	ms not maintained clean					o Ha	OUT	□ N/A
									DAHA
					a ao roquirou.		□ IN	- OUT	₽M/A
23	Instructions relatin	ng to the safety and opera	tion of machinery		er equipment not	posted	□ IN	□ OUT	□ N/A
24		······································			4 din	-14	e min		V
44		properly limited to approv	ea areas or maint	ained/to preven	it disease or the	attraction (01 114	2 001	V
25	Classroom chemic	cals not stored in properly authorized persons.	labeled container	s, according to	chemical reactive	ity or kept	o IN	□ OUT	D N/A
26	Emergency eyewa	ash or shower not provide ned or properly stocked as				s not	√ IN	□ OUT	□ N/A

FIELD SCHOOL BUILDING PLAN REVIEW CHECKLIS' PR0109289			Date: \$.14.14	Page 3 of 3
2 0,000	LOSEE CHARTER SCHOOL DOMS/GYM (UPC GUIDES)		18:14:14	
77 ES GIRLS 1:25	Control of the Contro	PYES o	NO DN/A	
78 MS/HS BOYS 1:40			NO DN/A	
merie direction			NO DNA	
80 KG 15# TOILETS		YES I	NO DNA	
81 DUMPSTER AREA	WASTE	A/FO	NO NO	a talk I made
		•	NO nN/A	
82 CAN WASH AREA			NO DN/A	
	o and In	n YES o	NO DNA	
	OLATION COMMENTS			
Violations and Corrective Actions:	2 1 2 X 3 1 E			
Violation	Corre	ctive Actio	n	
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& nurses office	1			

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1) Replace non apeix	·- · 0 / 1 . C	· 1		
1) Re place non opera	tional light &	yeu	elle	
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2) to side Mining	ALLON IN A COLLAR	le ora	I & KU	icle mont
2) Provide Mixing Va sinks / Nurses of	pus pus			- orgon
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3) Provide signage to indicate age	for privehoo	+ M	an an A	Thu d
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Inspector name and phone Q		70	1110	_
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yed by Received by (signature)	Michelle Goodsell (702)7	59-0Xe(03	
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770	IN JOHN I MESSERY WALL	.16 That	011/1

SND Southern Revilla Health District

SOUTHERN NEVADA HEALTH DISTRICT

FOOD ESTABLISHMENT INSPECTION

330 SOUTH VALLEY VIEW BLVD • LAS VEGAS, NV • 89107 • 702-759-1110 (DIRECT) • 702-759-1000 (24 HOURS)

					FACILITY	INFORM	JATION)tan		5/3/	3437	Yalian b	
	ERMIT# PR0109619		HMENT NAME				PHONE			EST. SC	UARE F	FOOTAG	E		RY EHS	
	R0109619	SOME	SET ACADEMY RSET ACADEM ITARY SCHOOL KITC		ΞN		(310) 2	72-148	8	,				EE70	000665	į
ΑŪ	DDRESS 50 N STEPHANIE Henderson, NV 8						RISK CAT	. F	P.E. Code 1103	DISTR 33	ICT L	OCATIO	N	MIL	LES	
NE	EVADA CLEAN INDOOR AIR ACT	: COMPLIANC	E REQUIRED []	EXEMPT			CONTACT	PERSON	I:							
N.	E EHS SERVICE	E	DATE	TIM	ΛΕ IN	TIME O	UT TI	RAVEL MI	N DEMERITS	GRADE	HEAL	TH CARE	OS RES	ULT		
CURRENT	665 91	6	11/19/14	10:	15	10:	35	30		A		Ó		,	31	
	OPENTIME CLOSI	E TIME	CAPACITY	SEWER	WATER		STATUS		ACT	ION				DA	TE	
ep.	PECIAL NOTES F		0	М	M	ACTIV		1	E-4							
	PECIAL PROCESSES:		ovided ,										4-i	10 F	يلا	ρ
	Interruption of electrical service		nt Health Ha		Lack of ade			se Up	erations	as Di			cv such	as fire a	and/or fl	ood
	No potable water or hot water							s and ha	ndwashing fa	cilities		_	•	or circum		
	Gross unsanitary occurrence		cluding pest infesta		Misuse of po									ublic hea		
	Sewage or liquid waste not dis				Suspected f											
<u> </u>	CT = Cookir	na temp. HH =	Hot Holding temp.	CH = Cold	Holding ten	no. RH = F	ReHeat ten	np. TC =	Time as Conf	trol temp	GOC	L = Coo	olina ten	nn		
	4. 经基础的 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.					peratur			Time de Som	i or torrip			Jillig ton	ip.	A YE	Piego.
		Temperature	Code Foo	d		Temp	perature	Code	e Food				Temp	eratur	e C	ode
R	each in	420 6	CH													
Ca	uplestices chelse,															
			In compliance N/O								pection	R = R	epeat vid	olation		
S	ECTION 1 - The Critica	al Violation	s listed below	v are to t	oe assess	sed 5 de	merits	for eac	h violatio	n	IN	OUT	cos	NO	NA	R
	Verifiable time as a con and followed when req							er or va	riance appi	roved	Þ					
2								of read	y to eat fo	ods).				B		10
3	Foodhandler health res Commercially manufact			ource wit	h required	lahele E	Paracite /	destruc	tion as requ	uired	ø	Г			77 gg	
	Potentially hazardous t	foods/time te	mperature cont	trol for sat	fety (PHF/											
4	Hot and cold running w	ater from ap	proved source	as require	ed.	-aara degin					1					
5	Imminently dangerous approved facility.	cross conne	ction or backflo	w. Wast	e water ar	nd sewag	ge dispos	sed into	public sev	ver or	Þ					
6	Food wholesome; not s	spoiled, conta	aminated, or ad	ulterated.							Ø					
7	PHF/TCSs cooked and	reheated to	proper tempera	atures.										Ø		
8	PHF/TCSs properly co	oled.												D		
	PHF/TCSs at proper te										Ø					
	ECTION 2 - The Major								violation		IN	OUT	cos	NO	NA	R
	Food and warewashing						nd instal	led.			1					
_	Food protected from po										7					
12	The state of the second						y labeled	i, store	d and used	Santa	P)		0			
13											<u>P</u>					
14	Kitchenware and food c for warewashing opera									ment						
******	Handwashing facilities					limited to	handwa	shing c	nly.		D ^{>}					
	Effective pest control m										D			Ď		
17	Hot and cold holding ed					ed and op	erated.									
	2.7						4.53			113	P					
19				washed p	prior to pre	eparation	or servi	ce.						10		
20									Attach	ment 9	Faci	ity C or	e Cor	pliano	:e 🗆	
	Person in charge availa , nas an effective employ			agement	certificatio	on. Foodh	nandler c	ard as r	equired. Fa	acility						
22		***************************************		and mair	ntained.						<u>_</u>		·			
23	Grade card and required and available when reconsumption labeled pr	quired. NCIA														

Date: ill IN nd P en en en p p p p nd p p p p nd p p p p p p p p p p p p p	OUT			NA -	
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result in	a clos	ure of	the fa	is ories cility	is,
food activit	ties mu	ıst rem	nain su	spende	d
sult in 10 c					
1 m. 75 of red (ill	ied eld	sed \$	relier (₩th	
in Continu					
	673	Re	viewe	d By:	
25900 L	1073	Re	viewe	d By:	
	ection after critical or may requi	owngraded to nexection after 15 da critical or major way require a su	owngraded to next lowe ection after 15 days, or critical or major violatio may require a supervi- ection must result in 10	owngraded to next lower grade ection after 15 days, or sooner critical or major violations. may require a supervisory ection must result in 10 demeri	owngraded to next lower grade.) ection after 15 days, or sooner if critical or major violations.

Page 1 of 2

SNAD Seethar New Man Health District

SOUTHERN NEVADA HEALTH DISTRICT SCHOOL INSPECTION REPORT

330 SOUTH VALLEY VIEW BLVD • LAS VEGAS, NV • 89107 • 702-759-1110 (DIRECT) • 702-759-1000 (24 HOURS)

	FACILITY INI	FORMATION						
PERMIT#	ESTABLISHMENT NAME	PHONE #			E SCHEDULE	P	RIMARY	
PR0109618	SOMERSET ACADEMY	(310) 272	2-1488			EE	700066	5
	SOMERSET ACADEMY K - 8							
ADDRESS				DISTRICT	LOCATION	MIL	ES	
50 N STEPHANIE ST Henderson, NV 89052				33		C)	
CONTACT PERSON:			AGO AND AND AND AND AND AND AND AND AND AND	<u> </u>				
EHS SERVICE	DATE TIME IN	TIME OUT	TRAVEL TIME	PERMIT ST	ATUS	RESULT	> 1	
E 665	916 11/19/14 10:35	12:00	\circ	ACTIVE			31	
SPECIAL NOTES			HACTION ACTION				DATE	
			58 1			<u> </u>	·	
In = In compliance OUT =	Not In compliance N/O = Not observed N/A = Not	ot applicable	COS = Corrected	on-site durin	g inspection	R = Rep	peat viola	tion
	Imminent Health Hazards - Notify SNI	HD and ceas	se Operations	s as Dire	cted			
	of electrical service other utility required for the ope	ration of the he	ating and	IN OU	T			
	AC 444.56822.2.b.1) amination of potable water supply. (NAC 444.56822.	.2.b.3)		IN DOL	Т			
	s, rodents or other vermin that constitutes a significa			IN OU				
safety. (NAC 444.50	6822.2.b.5)							
	of sewage or liquid waste. (NAC 444.56822.2.b.4)			IN OU				
Any condition or eq 444.56822.2.b.8)	uipment used that constitutes unreasonable risk of p	ohysical injury. (NAC E	IN DOU	IT			
	naterial that is labeled, stored or used improperly. (N	IAC 444.56822.	2.b.6)	IN DOL	ıτ			
	ses, vapors, fumes, mist or particulates in concentra	ations which are		IN OL	ΪT			
	health. (NAC 444.56822.2.b.7) her areas that occupy students or staff that has amb	ient temperatur	es less	IN DOL	IT			-
	an 93 degrees Fahrenheit. (NAC 444.56822.2.b.9)		1				THE AVERAGE TO SECURITION	
	SECTION 1 - S							
 Isolation of sick stu sanitized before use 	dents ensured. Resting surfaces of non-absorbing m	naterial cleaned	and	≱N □OL	IT □ N/A	□ COS		пR
	inaccessible to students in cabinets or in locked cor	ntainer in refrige	rator	rIN □ OL	T n/A	o COS	□ NO	пR
	SECTION 2 - Classrooms-	Instruction a	and Vocation	al				
3 Installed eye-wash	stations and showers in classrooms in which acidic,	basic, flammab	le or	ałN □OL	IT 🗆 N/A	□ COS	□ NO	пR
other hazardous made of the community of	aterials are handled — 2.5 Clerice Footies ng specialty classrooms (art, music, home economic	s. PE. special e	education) r	yIN □ OL	JT □ N/A	□ COS	□ NO	пR
	condition, clean and free from hazards or litter	-, -, -, -, -, -, -, -, -, -, -, -, -, -	, ,					
	ialty classrooms (art, photography, graphics, scienc			ríN □OL	IT 🗆 N/A	□ COS	□ NO	□R
	ated, installed/vented as required and maintained in ons only. Warnings and information conspicuously p		Access					
	d in classroom as required by NAC 444.56834			IN DOL	IT ,□∕Ń/A	- COS	□ NO	σR
7 Areas or Rooms us	ed for vocational activities or science laboratory mu		one hand	JIN 🗆 OL	IT 🗆 N/A	□ COS	□ NO	пR
	with hot and cold water and with paper towels and s and drinking prohibited in such areas or rooms.	soap that are pro	operly					
dispensed: Eating 6	SECTION 3 - Gym :	and Locker	Rooms					
	and associated activity or storage rooms maintained	d clean, in good	condition,	IN OL	IT ZN/A	□ COS	□ NO	пR
	g and free from hazards. d free of leaks, floors free of litter or stains. When us	sed showers ar	е г	IN DOL	IT ¬NÎA	п COS	п NO	DR
	nd cold water at a maximum temperature of 110oF.							
	SECTION 4 - Utilities	Total and the second se						
 Custodian(s) preparaterials. 	red to remediate areas contaminated by hazardous,	biological or ch		JN □OL				οR
1) Drinking fountains a	accessible to students in classrooms or nearby study		ean and in	nment 9- F	acility Cod IT □ N/A	e Compli a □ COS	ance □ NO	ΒR
	dition; supply of drinking water provided at outdoor eas required. Bulbs/tubes lit and fixtures in good cond				T _ 1/4	- 000	- 1/0	
	(electrical panels, riser, boiler, chiller) in good order,			JłN □OL JłN □OL		COS COS		□R □R
inaccessible to una	uthorized persons. GFCI installed and functioning as	s and where rec	juired.	PIN LIOU	, UNA	u 003	L NO	uК

SNAD	SCHOOL INSPECTION REPORT Facility Name: PR0109618 SOMERSET ACAD	EMY			te: 19	y 1	Page 2	of 2
	SECTION 4 - Utilities, Custo	dial, Facilities			1871W		NEAR THE	
4	Water from approved source, free from cross connections and available. Backflod devices installed and tested and passed as required.	w prevention	_e-IN	□ OUT	□ N/A	o cos	□ NO	□ R
15	Hazardous materials (flammables, toxic chemicals, paint) properly stored and se inaccessible to unauthorized persons		₽ŧN	□ OUT	□ N/A	□ COS	nO	пR
16	Equipment properly drained to sewer. Sewage disposed of in an approved man	ner.	1/IN		□ N/A	□ COS	□ NO	□R
17	Building(s) protected from vermin access.	-	Ν۲۵۸		□ N/A	□ COS	□ №	пR
	Fresh air in classrooms and other indoor instruction/occupied areas maintained and 85oF. $ \label{eq:continuous} $	at between 65oF	e IN	□ OUT	□ N/A	o COS	п NO	□ R
	Backflow prevention devices and methods in place and maintained.		ПN	□ OUT	□ N/A	□ COS	□ №	□R
	Restroom fixtures in good, clean and working condition.		6 IN	o OUT	□ N/A	□ COS	□ NO	пR
21	Toilet tissue available in stalls from approved dispensers.		-dÍN		□ N/A	□ COS	□ NO	□R
22	Lavatories provided where required. Adequate, properly installed and stocked. L provided with warm water of adequate flow and adequate time.			_DOUT	□ N/A	□ COS	□ NO	.pR
	SECTION 5 - Playgrounds, Field			144				
	Playground and field equipment properly installed, and maintained to CPSC requondition.		₽łN	o OUT	□ N/A	- COS	□ NO	пR
	Playground/Field surfacing in good condition. Area clean and free from hazards, requirements.	Meets CPSC	-DIN	o OUT	□ N/A	□ COS	no No	n R
20	Walkways properly constructed and maintained		_D√N	o OUT	□ N/A	□ COS	□ NO	□R
26	Garbage/refuse properly disposed of		-DIN	□ OUT	□ N/A	□ COS	□ NO	σR
27	Exterior of facility clean and free from litter and hazards		-D-IN		□ N/A	□ COS	□ NO	пR
建筑	SECTION 6 - Food S	CALL DE LA CASTA DE L'ANDRE DE LA CASTA DEL CASTA DEL CASTA DE LA CASTA DEL CASTA DEL CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DEL CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA DE LA CASTA					大型	
	Food storage in approved location; Refrigerators protected from vermin/spoilage		-UN	□ OUT	□ N/A	□ COS	□ NO	σR
	Snack bar or student store maintained and operating as required by health perm	<u>it</u>	-D-IN	o OUT	□ N/A	□ COS	□ NO	□R
30	Unpermitted food activities occurring on campus.		-B-IN		□ N/A	□ COS	□ NO	пR
克姆斯克	VIOLATION COMME	NTS		制制,其				1
olatio	ons and Corrective Actions:							
	Violation	Correc				c 1047		
(1)		passure c			LS 11	WOLK	500)
	rave low water pressure / not tous	in the fix	tun	<u>e</u>				
	Boys & Girk lavatories in				***************************************			
LUNG	chronmeach have I hot Drepair	-						
Inja-	ter faucet that does not							Į.
MU								
		Annual Marie Control of the Control			-			
							-	
<u> </u>								
Overall	Inspection Comments:							

Inne@Shhdmail.org

Attachment 9- Facility Code Compliance

Inspector name and phone number: Susan Cane 702-759-0673

Reviewed by Received by (signature)

Received by (printed)

Received by (printed)

And Wasan Come

SOUTHERN NEVADA HEALTH DISTRICT

Page 1 of 1

Report and Notice of Inspection

330 SOUTH VALLEY VIEW BLVD • LAS VEGAS, NV • 89107 • 702-759-1110 (DIRECT) • 702-759-1000 (24 HOURS)

		EACH TEV INCOR	MATION		
PERMIT #	ESTABLISHMENT NAME	FACILITY INFOR	PHONE #	COMPLIANCE SCHEDULE	
PR0109617	SOMERSET ACADEMY		(310) 272-1488	DUE	EHS EE7001125
	SOMERSET ACADEMY CH	IILDCARE			
ADDRESS STEPHANIE & WIGWAM					RECORD ID
Henderson, NV 89111		• .			100 47 700 11110 1117 1117 1117
CONTACT PERSON: SERVICE	DATE	TIME IN TIM	IE OUT TRAVEL MIN PER	MIT STATUS	
EHS SERVICE 9	76 14.30.	13 1345 1		NDING	
RESULT			ACTION ACTION		DATE
		<u>. 3</u>	13 B 47		8.1.14
SPECIAL NOTES		***************************************			
	- NO	TIFIED OF THE FO	OLLOWING -		
Const	Tuction our	ver 10	ugh plum	berig	
	ń.	0	- <u> </u>	, 1	A
Plen	ulug ens	talled in 1	lutroom	for 11"	Water
<u> </u>	sets .	· Alex : A	<u> </u>	1000	
1) Muri	& proude	hand see	I out sid	1 of rest	room
at 1	hild lare	height.	(22"-24")	0	
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Com	plete lonohi	iction ~ C	cellor pre	final se	crocy
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nspector name and phon	1 () 1	TY N. C	aw 75%	ent % Facility Gode C	ompliance
Reviewed by Received by		Received by (printed)	EHS	(signature)	0
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***	/	194	<u> </u>	/ / 	



City of Henderson, Nevada

240 Water Street Henderson, NV 89015 (702) 267-3600

EDUCATION BUILDING PERMIT

PERMIT: B	EDC No.	2014001984	Name STEI	PHANIE CHARTER SC	IVR Type: HOOL (EXPEDITED)	2314
Issued to:	ETHOS THI	REE ARCHITE	CTURE		Plan Tracking	No.: T201401346
Location:	50 N STEPHA	ANIE ST				
	STEPHANIE	AND WIGWA	ιM			
	Lot: 1	Bloc	k:			
Project /Sco	,					
Issue Date:	06-MAR-14		···	Expiration Date:	02-SEP-14	

ALL PAGES OF THIS PERMIT SHALL BE ON SITE AND ACCESSIBLE TO CITY STAFF AT ALL TIMES.

Applicant is responsible for complying with all applicable laws, regulations, and with all conditions specified by the City of Henderson.



Supplemental Permit

CITY OF HENDERSON Department of Building & Safety

Project Name 50 Stephan St. Address Permit # 2014001984

<u> </u>		· · · · · · · · · · · · · · · · · · ·	
Type of Inspection	Description	Date	Initials
1310	4 column bases at m/l room Der 1701	3-12-14	NLF
1410	Per 1701 Report - Walls at elevator Pit	3-12-14	RLF
	CONC. Reinf. Bld. 2		
130	BLDG 9 Per 3rd party Report 3/13/14	-3-13-14	125
1317	BIDG 1 Per 3rd Party Report 3/13/14	3-13-11	-LJ3
1310:FTC	BLDGS 2 43 PER 1701 REPORT	3/17/14	PMU
1317-914B	BLDGS-2\$3 " " " ")"	3/17/14	PMM
1310	Fier Footings per 1201# CR-4	3/20/14	
1310	Ramaindon of Slab between	3/11/1	1
13/7	Bldg, 2+ pen 1701	3/07	RN
1562 F	loor Sh. per 1701# W-4	106/14	1
1560	Exterior Shew per 1701 # W-1 to W-3	3/07	γυ
1560	per 1701 # W-5	3/27/14	My
Righ Elle	ti- Walls only Grid Line, 1-3	4/2/14	1/1/
DWV-	Roof Orin Liping in Masony Column West Sid	e 4/23/14	RU
1560	and 7-14 except @ Grid#9 for HD's	4/7/14	DES
1520	Conduit, for low wollage legals 1-4	4/8/14	K
1520	Low Vollage Conduct + Clectrical inwell	1/10/1	101
DAN OF	GR'O Lines A-F + 4-14	7	W
KSAYlumb	15 Plope, All But Caymincludes 2 No Ploop	MALL	
<u> </u>	WASTER Water Stubs. 2Nd/Acoe Wate HW kst Ch		
She.	laylate 2Nd Floor- see 1701 Refort	4114	100
Koofsh	Per 1701 # W-12	4/15/14	Ku
1530		1	1
1520 \$	double sided when wall 13t Fatragement 9- Fac	ility Code Cornp	ibrice
1570		1/2/1	W
1537	2 Roof Drains N. F. Corner & Bldg		

Ropost |

INSPECTION CARD

Permit: BEDC-2014001984

Web Type: BEDC IVR Type: 2314

Per Type Desc: EDUCATION BUILDING PERMIT

Address: 50 N STEPHANIE ST

Location Desc: STEPHANIE AND WIGWAM

***To schedule inspections, follow the instructions on the last page. ***

REQU	IRED INSPECTIONS:					Total Inspe	ctions:	58
Insp. Type	Inspection Description	Date	Inspector	Insp Typ	o. e Inspection Description	Date	Inspector	
1,3.17	PRE-SLAB	3/21/14	A)	1991	INTERIOR ACCESSIBILITY			
1320	UNDERGROUND ELECTRICAL	L		1992	EXTERIOR ACCESSIBILITY			
1325	UFER GROUND	3/17/14	PMM	2488	FIRE-PRE THRUST BLOCK			
1330	UNDERGROUND PLUMBING			2489	FIRE-THRUST BLOCK			
1332	SEWER CONNECTION			2490	FIRE-PRESSURE TEST			
333	WATER CONNECTION			2494	FIRE-CERTIFICATE OF MATER			
1335	UNDERGROUND GAS			2499	FIRE- QC FINAL INSPECTION			
1360	TEMPORARY POWER			3011	BACKFLOW ASSEMBLY PREV			
	ALLROUGHS			8001	HYDRO			
1535	DRAIN/WASTE/VENT TEST			8005	VISUAL LEAK SPRINKLER		<u></u>	
1536	WATER PIPING			8015	FIRE INSULATION			
1565	FIRE SAFING			8020	DRY SYS ONLY PNEUMATIC,:			
1570	BUILDING INSULATION			8025	DRY SYS ONLY PNEUMATIC,			
1575	WATER PRESSURE TEST			8035	PUMP ACCEPTANCE TEST			
1580	DRYWALL			8045	DRY SYSTEM ONLY TRIP TES'_			
(1590)	EXTERIOR LATH	5/20/14	A)	8050	ANTIFREEZE ONLY SOLUTIO:		·	
1595	BROWN 3-COAT ONLY			8055	FOAM SYSTEMS, TEST PROPO			
1599	RC CHANNEL	++		8105	ALARM/ROUGH			
1600	CEILING GRID	7/1/14-	AM -	8109	F.A. 1ST PT 24 HR BATTERY Di_			
1820	ELECTRIC TAG			8110	F.A. 2ND PT 24 HR BATTERY C		· · · · · · · · · · · · · · · · · · ·	
1875	GAS TEST			8200	MONITORING 1ST PT BATTER _			
1880	DOOR HARDWARE		<u> </u>	8210	MONITORING 2NDATEBATITESFE	acility Code Co	ompliance	
1990	EMERGENCY SYSTEMS TEST	H8/14	YIMK	8 610	KNOX BOX/LOCK/UNLOCK _	<u>.</u> .		
1310	DOOR HARDWARE EMERGENCY SYSTEMS TEST - ELEVATION FTG. PERIS 3/1/14 RJ	POLICE	, F	age 2 o	f 11 1560 } Complete 6/3,	114 RJ		
	2/7/14/2			19	7	, -		

	8910	SPRINKLER SYSTEM FINAL
	8920	FIRE ALARM SYSTEM FINAL 8-7-14 JJ
	8940	MONITORING SYSTEM FINAL
	9200	BEGIN FINAL APPROVAL PRO 7/30/14 Ru
4	9298	TRAFFIC APPROVAL
	9299	QUALITY CONTROL - OFFSITE
1	9399	COMMUNITY DEVELOPMENT
•	9497	CROSS CONNECTION APPROV
	9498	METER SERVICES APPROVAL
	9499	UTILITIES APPROVAL
,	9899	FIRE FINAL 8.15.14 M
\	9999	FINAL INSPECTION 8/20/14
+		#2 X
	8111	71-Avarent 8-15-14 M.K.T.2
	000	Flow
	801	0- Knox Bey 8.15.14 JM
		The state of the s



City of Henderson Building & Fire Safety Building Inspection Codes (Alpha) 2006

Description .		006	
	inep Type.	Description	Inep Type
1ST SIGN	1690	INTERIOR ACCESSIBILITY	1991
2NO SIGN	1691	INTERIOR SAFETY DEVICE	1673
ALL ROUGHS	1500	LICENSE STATUS REQUEST	1004
BASEMENT 12 PRE-GROUT	1253	MASONRY DAMP-PROOF	1490
BASEMENT 4 PRE-GROUT	1251	MASONRY FENCE FOOTING	1311
BASEMENT 8 PRE-GROUT	1252	MASONRY GROUT COMPLETION	
BASEMENT DAMP-PROOF	1255	WEINLESHOUGHRESS - THE RESIDENCE OF THE SECOND	1496 224 1551
BASEMENT DAMP-PROOF	1255	METAL FRAME SHEAR AND HOLD DOWNS	
BASEMENT WALL FORMS	1262	MISC INSP - INFO ONLY	1550
BASEMENT WALL REINFORCING	1261	MISC INSP - SEE PLANS	1020
BEGIN C OF O PROCESS	9200	MOBILE HOME UTILITIES	1002
BLDG - STOCK ONLY	1905		1695
BROWN 3-COAT ONLY		MODEL FINAL	1995
C OF O - COMMUNITY DEVELOPMENT	1595	NOTE	1001
OF O - FIRE SAFETY	9399	PERMIT RENEWED, FEES PAID	1100
	9899	POOLBONDING	1660
OOF O - LICENSE	9960	POOL GAS TEST	1676
OF O - METER SERVICES	9498	POOL STEEL	1652
OF O - PRE-TREATMENT	9295	POOLUG GAS	1662
OF O - TRAFFIC	9296	POOL WATER PRESSURE TEST	1661
OF 0 - UTILITIES	9499	POST TENSION	1319
ANCELLED	1008	POST-HOLE	1312
EILING GRID	1600	PRE BACKFILL (CERAMIC/FIBERGLASS)	
MU 12 PRE-GROUT	1402	PRE DECK	1650
MU 16 PRE-GROUT	1403	PREGUNITE	1655
MU 20 PRE-GROUT	1404	PRE PLASTER	1665
MU 24 PRE-GROUT	1405	PRESLAB	1675
MU 28 PRE-GROUT	1406		1317
MU4PRE-GROUT	1400	OUALITY CONTROL - OFFSITE	9299
MU 8 PRE-GROUT		FIC CHANNEL	1599
MU PRE-GROUT	1401	RED TAG ON JOBSITE	1005
ONCRETE FLOOR FORMS	1408	REINSPECTION FEE PAID	1010
	1431	ROOF DRAIN	1537
ONCRETE FLOOR REINFORCEMENT	1430	ROOF PRE-CONCRETE	1467
ONCRETE FORMS	1451	ROUGH ELECTRICAL	1520
ONCRETE REINFORCING	1450	ROUGH GREASE DUCT	1545
ONCRETE ROOF FORMS	1436 🖼	TO LOW INTO HANGE ALTERNATION	1540
CONCRETE ROOF REINFORCING	(435)	POWERT PLYMONTS THE PROPERTY OF THE PARTY OF	1380
ONCRETE WALL FORMS	1411	SEPTIC TANK ABANDONMENT	1635
CONCRETE WALL REINFORCING	1410	SETBACKS	1315
CONDICION OF CIRCLEASE	1006	SEWER CONNECTION	1332
OOR HARDWARE	1880	SHORT POOL INSPIECE PAID	· · · · · · · · · · · · · · · · · · ·
TANAWASTEVENTPIEST CONTROL OF THE PROPERTY OF		SIGN - FINAL	1111
DRY PACK BOLTS	1459	SIGN - FTG/SETBACKS/REBAR	1699
The second secon	a a 1580	SIGN - GROUT/STEEL	1685
OUCT DETECTOR TEST	1648	SIGN - REBAR	1693
LECTRIC TAG	1820	SIGN - HOUGH ELEC	1692
MERGENCY SYSTEMS TEST	1990		1688
XPIRED PERMIT		SIGN - ROUGH FRAME	1689
	1003	SIGN - U-FER GROUND	1003
A LEAS IN ALT LECENS ITV			1686
	1992	SIGN - UG ELEC	
XTERIOR FINISH	1597	SIGN - UG ELEC SIGN-FINAL ELEC	1686
XTERIOR FINISH	1597	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL INSPECTION REPORT	1686 1687
XTERIOR FINISH XTERIOR VATH FAPO	1507 1800 1899	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS	1686 1687 1694
XTERIOR FINISH XTERIOR (VATH) FAPO INAL BUILDING	1597	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL INSPECTION REPORT	1686 1687 1694 1701
XTERIOR FINISH XTERIOR (VATH) FAPO INAL BUILDING INAL ELECTRICAL	1507 1800 1899	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS	1686 1687 1694 1701 1318 1552
EXTERIOR FINISH EXTERIOR IVATH FAPO FINAL BUILDING FINAL ELECTRICAL FINAL GRADING REPORT	1597 1899 1999	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING	1686 1687 1694 1701 1318 1552 1462
XTERIOR FINISH XTERIOR (VATH) FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL I	1597 1899 1999 9999 1825	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK	1686 1687 1694 1701 1318 1552 1462
EXTERIOR FINISH EXTERIOR IVATH FAPO ENAL BUILDING ENAL ELECTRICAL ENAL GRADING REPORT ENAL I	1597 1899 1999 9999 1825 1702	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL MISPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME	1686 1687 1694 1701 131B 1552 1462 1461 1460
XTERIOR FINISH XTERIOR (VATH) FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL I INAL II	1507 1899 1999 1825 1702 1997	SIGN - UG ELEC SIGN-FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME STRUCT METAL FRAME	1686 1687 1694 1701 131B 1552 1462 1461 1460 1468
EXTERIOR FINISH EXTERIOR IVATH FAPO FINAL BUILDING FINAL ELECTRICAL FINAL GRADING REPORT FINAL I FINAL II FINAL II FINAL II FINAL II FINAL III	1507 1899 1999 1825 1702 1997 1998	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT ROOF DECK	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468
XTERIOR FINISH XTERIOR (VATH) FAPO MAL BUILDING MAL ELECTRICAL INAL GRADING REPORT MAL! INAL II MALMASONRY, WALVERICE MALTMECHANICAL	1597 1899 1999 1825 1702 1997 1997 1840	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMMALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT ROOF DECK STRUCT ROOF FRAME	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466
XTERIOR FINISH XTERIOR (VATH) FAPO MAL BUILDING MAL ELECTRICAL INAL GRADING REPORT MAL! IMAL II MALMASONRY, WALVERICE MALTINECHANICAL IMAL PLUMBING	1597 1899 9999 1825 1702 1997 1998 1640 1830	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMMALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT ROOF DECK STRUCT ROOF FRAME	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465
XTERIOR FINISH XTERIOR (VATH) FAPO MAL BUILDING MAL ELECTRICAL MAL GRADING REPORT MAL I MALMASONRY, WALLEFENCE MAL PLUMBING MAL PLUMBING MAL POOL	1597 1899 9399 1825 1702 1997 1998 1640 1840 1830	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMMALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL FRAME STRUCT METAL FRAME STRUCT ROOF DECK STRUCT ROOF FRAME TEMPORARY C OF O TEMPORARY POWER	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465 1007
XTERIOR FINISH XTERIOR/LATH FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL I INAL I INAL II INAL PLUMBING INAL PLUMBING INAL POOL IRE - STOCK ONLY	1597 1899 9999 1825 1702 1997 1998 1640 1840 1890 1679	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL FRAME STRUCT MOOF DECK STRUCT ROOF FRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465
XTERIOR FINISH XTERIOR VATH FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL I INAL I INAL II INAL II INAL II INAL II INAL II INAL PLUMBING INAL PLUMBING INAL PLUMBING INAL POOL IRE-STOCK ONLY IRE SAFING	1507 1899 9999 1825 1702 1997 1998 1840 1830 1679 1900 1565	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT ROOF DECK STRUCT ROOF FRAME TEMPORARY C OF O TEMPORARY POWER UFER GHOUND	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465 1007
XTERIOR FINISH XTERIOR/VATH FAPO MAL BUILDING MAL ELECTRICAL INAL GRADING REPORT MAL! INAL! INAL II INAL II INAL II INAL II INAL II INAL PLUMBING INAL PLUMBING INAL POOL IRE - STOCK ONLY IRE SAFING LOOR PRE-CONCRETE	1507 1609 1609 1609 1825 1702 1997 1997 1640 1630 1679 1900 1565 1463	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT HOOF DECK STRUCT HOOF DECK STRUCT HOOF PRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND UNDERGROUND ELECTRICAL UNDERGROUND GAS	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465 1007 1361
XTERIOR FINISH XTERIOR (VATH FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL I INAL II INAL PLUMBING INAL PLUMBING INAL POOL IRE-STOCK ONLY IRE SAFING LOOR PRE-CONCRETE OOTING	1507 1899 1999 1825 1702 1997 1998 1640 1630 1679 1900 1585 1463 1310	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT ROOF DECK STRUCT ROOF FRAME TEMPORARY C OF O TEMPORARY POWER UFER GHOUND	1686 1687 1694 1701 131B 1552 1462 1461 1460 1468 1466 1465 1007 1361 1325
XTERIOR FINISH XTERIOR (VATH FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL I INAL II INAL II INAL II INAL III INAL PLUMBING INAL PLUMBING INAL POOL INE - STOCK ONLY INE SAFING LOOR PRE-CONCRETE OOTING IARAGE RELEASE ONLY, NOT FOR OCCUPANCY	1507 1609 1609 1609 1825 1702 1997 1997 1640 1630 1679 1900 1565 1463	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT HOOF DECK STRUCT HOOF DECK STRUCT HOOF PRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND UNDERGROUND ELECTRICAL UNDERGROUND GAS	1686 1687 1694 1701 131B 1552 1462 1461 1460 1468 1465 1007 1361 1325 1320
EXTERIOR FINISH EXTERIOR VATH FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL II INAL II INAL III INAL POOL INE SAFING LOOR PRE-CONCRETE OOTING IARAGE RELEASE ONLY, NOT FOR OCCUPANCY IAS TEST	1507 1899 1999 1825 1702 1997 1998 1640 1630 1679 1900 1585 1463 1310	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMPALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT HOOF DECK STRUCT HOOF DECK STRUCT HOOF PRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND LINDERGROUND ELECTRICAL UNDERGROUND GAS UNDERGROUND MECHANICAL	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465 1007 1361 1325 1320 1335
EXTERIOR FINISH EXTERIOR LATH FAPO PINAL BUILDING PINAL ELECTRICAL PINAL I PINAL II PINAL II PINAL II PINAL II PINAL II PINAL III PINAL PILUMBING PINAL POOL PINE SAFING LOOH PRE-CONCRETE FOOTING PARAGE RELEASE ONLY, NOT FOR OCCUPANCY PARASON IVANISH TO THE SAFING PARAGE RELEASE ONLY, NOT FOR OCCUPANCY PARASON IVANISH TO THE SAFING PARAGE RELEASE ONLY, NOT FOR OCCUPANCY PARASE TEST	1597 1899 9999 1825 1702 1997 1998 1640 1830 1679 1990 1565 1463 1310 1890	SIGN - UG ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMWALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT HOOF DECK STRUCT HOOF FRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND UNDERGROUND ELECTRICAL UNDERGROUND MECHANICAL UNDERGROUND PLUMBING WATER CONNECTION	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1465 1007 1361 1325 1320 1335 1340
EXTERIOR FINISH EXTERIOR IVATH FAPO PINAL BUILDING PINAL ELECTRICAL PINAL II PINAL PLUMBING PINAL POOL PINE SAFING LOOH PRE-CONCRETE TOOTING PARAGE RELEASE ONLY, NOT FOR OCCUPANCY PARASE DUCT ENCLOSURE	1597 1899 9999 1825 1702 1997 1998 1640 1830 1679 1900 1565 1463 1310 1890 1876	SIGN - UG ELEC SIGN- FINAL ÉLEC SPECIAL INSPECTION REPORT STEMPALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL FRAME STRUCT MOT DECK STRUCT HOOF DECK STRUCT HOOF DECK STRUCT HOOF DECK STRUCT HOOF DECK UFER GROUND LINDERGROUND ELECTRICAL UNDERGROUND ELECTRICAL UNDERGROUND MECHANICAL UNDERGROUND PLUMBING WATER CONNECTION WATER FEATURE STEEL	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1465 1007 1361 1325 1320 1335 1340 1330 1333
EXTERIOR FINISH EXTERIOR VATH FAPO INAL BUILDING INAL ELECTRICAL INAL GRADING REPORT INAL II INAL II INAL III INAL POUL INE SAFING LOOR PRE-CONCRETE OOTING IARAGE RELEASE ONLY, NOT FOR OCCUPANCY IAS TEST IREASE DUCT ENCLOSURE IREASE HOOD	1597 1899 1999 1825 1702 1997 1998 1640 1630 1679 1900 1565 1463 1310 1890 1875 1546 1645	SIGN - UG ELEC SIGN- FINAL ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMMALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT HOOF DECK STRUCT HOOF FRAME TEMPORARY C OF O TEMPORARY C OF O TEMPORARY POWER UFER GROUND LINDERGROUND ELECTRICAL UNDERGROUND MECHANICAL UNDERGROUND PLUMBING WATER CONNECTION WATER FEATURE STEEL WATER PIPING Attachment 9. Eacility Code Co	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465 1007 1361 1325 1320 1335 1340 1330 1333 1657
EXTERIOR FINISH EXTERIOR VATH FAPO FINAL BUILDING FINAL ELECTRICAL FINAL GRADING REPORT FINAL II FINAL II FINAL II FINAL II FINAL PLUMBING FINAL POOL FIRE - STOCK ONLY FIRE SAFING FLOOR PRE-CONCRETE FOOTING EARLAGE RELEASE ONLY, NOT FOR OCCUPANCY FIREST FIREASE DUCT ENCLOSURE FIREASE HOOD FIREASE INTERCEPT CONNECTION	1597 1899 1999 1825 1702 1997 1998 1640 1830 1679 1900 1565 1463 1310 1890 1875 1546 1645 1631	SIGN - UG ELEC SIGN- FINAL ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMMALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT HOOF DECK STRUCT HOOF DECK STRUCT HOOF FRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND LINDERGROUND ELECTRICAL UNDERGROUND MECHANICAL UNDERGROUND PLUMBING WATER CONNECTION WATER FEATURE STEEL WATER PRING Attachment 9 Facility Code Co	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1465 1007 1361 1325 1320 1335 1340 1330 1333 1657
EXTERIOR ACCESSIBILITY EXTERIOR FINISH ENAL BUILDING ENAL II ENAL II ENAL II ENAL II ENAL PLUMBING ENAL PLUMBING ENAL POOL ENEL STOCK ONLY ENEL SAFING LOOR PRE-CONCRETE FOOTING EXTERIOR FILESE ONLY, NOT FOR OCCUPANCY EXASTEST EREASE DUCT ENCLOSURE EREASE HOOD EREASE INTERCEPT CONNECTION EREASE SAND INTERCEPTOR LOOD ARE BALANCE REPORT	1597 1899 9999 1825 1702 1997 1998 1640 1630 1679 1900 1565 1463 1310 1890 1875 1546 1645 1630	SIGN - UG ELEC SIGN- FINAL ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMPALLS STOPAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT MOOF DECK STRUCT ROOF FRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND LINDERGROUND ELECTRICAL LINDERGROUND MECHANICAL UNDERGROUND PLUMBING WATER CONNECTION WATER FEATURE STEEL WATER PRING Attachment 9 Facility Code Co	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465 1007 1361 1325 1320 1335 1340 1390 1393 1657
EXTERIOR FINISH EXTERIOR VATH EXTERIOR VATH FAPO FINAL BUILDING FINAL ELECTRICAL FINAL GRADING REPORT FINAL! FINAL! FINAL! FINAL II FINAL MECHANICAL FINAL PLUMBING FINAL POOL FIRE - STOCK ONLY FIRE SAFING FLOOR PRE-CONCRETE FOOTING FARAGE RELEASE ONLY, NOT FOR OCCUPANCY FASTEST FOREASE DUCT ENCLOSURE FIREASE HOOD FIREASE INTERCEPT CONNECTION FIREASE SAND INTERCEPTOR FIOOD AIR BALANCE REPORT	1507 1899 9999 1825 1702 1997 1998 1640 1830 1679 1900 1565 1463 1310 1890 1875 1546 1645 1631 1630 1646	SIGN - UG ELEC SIGN- FINAL ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMMALLS STORAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FLOOR FRAME STRUCT METAL SHEAR AND HOLD DOWNS STRUCT ROOF DECK STRUCT ROOF DECK STRUCT ROOF DECK STRUCT ROOF DECK STRUCT ROOF DECK STRUCT ROOF DECK STRUCT ROOF DECK UNDERGROUND ELECTRICAL UNDERGROUND ELECTRICAL UNDERGROUND ELECTRICAL UNDERGROUND PLUMBING WATER CONNECTION WATER FEATURE STEEL WATER PRING Attachment 9 Facility Code Co	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1465 1007 1361 1325 1320 1335 1340 1330 1333 1657
EXTERIOR FINISH EXTERIOR VATH FAPO THAL BUILDING THAL ELECTRICAL THAL ELECTRICAL THAL II THAL II THAL PLUMBING THAL POOL THE SAFING LOOR PRE-CONCRETE TOOTING THAL PLUMBING THAL POOL THE SAFING LOOR PRE-CONCRETE TOOTING THAL PLUMBING THAL POOL THAL STORY THAL POOL THAL	1507 1800 1800 1800 1800 1800 1800 1825 1702 1997 1998 1840 1830 1679 1900 1565 1463 1310 1890 1875 1546 1645 1631 1630 1646 1	SIGN - UG ELEC SIGN- FINAL ELEC SIGN- FINAL ELEC SPECIAL INSPECTION REPORT STEMPALLS STOPAGE RACK ANCHORING STRUCT METAL DECK STRUCT METAL DECK STRUCT METAL FLOOR FRAME STRUCT METAL FRAME STRUCT MOOF DECK STRUCT ROOF FRAME TEMPORARY C OF O TEMPORARY POWER UFER GROUND LINDERGROUND ELECTRICAL LINDERGROUND MECHANICAL UNDERGROUND PLUMBING WATER CONNECTION WATER FEATURE STEEL WATER PRING Attachment 9 Facility Code Co	1686 1687 1694 1701 1318 1552 1462 1461 1460 1468 1466 1465 1007 1361 1325 1320 1335 1340 1330 1330 1657

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A Place To Call Hone

Supplemental Permit Page ___

CITY OF HENDERSON

Department of Building & Fire Safety TO SCHEDULE FOR A REQUEST FOR INSPECTION(S) CALL: 267-3777

Project	
STEPHANIE CHARTEI SCHOOL	
	Permit #
Address 50 N. Stephanie St	2014001984

Type of Inspection	Description	Date	Initials
1570 Done	al Room partition walls 1st floor from	129	140
	Dest end to borid Line 11	11/1	W
1530 Rgs	Plumb Multe-Pengal Room	3/1/14	-W
1537 Kool	Main-Lower Level, complete		11/201
1551 Mala	1 Franc - 3 elevator shaft walls	5/2/	Ral
15 70 Pms	al - 6 six Line 11 - 4		1 10
1520 Rah &	le. Auditorium + 2nd Floor walls only	5/6/	190
	1200, + for Voltage Conduit	1	1/10
Koof Dains	South Sde & North Did	- 5121°	
LATh.	CASTER & SOUNDER		
1570 Insu	200 Caterior Gridd 1-4 15 Floor	6/13	119
// //	Line I 6 rids 8-14 (BATHS + Kitchen)		
1580	1st floor 6 sid Lines 1-14 A-E	-6/13	119
11	also Couls H-I, 8-14		M
1500	Hardlids in Bathrooms @ Center of	5/16/	R
1/	Bldg + 2 Kindergarten Kooms		700
1590 ExT. LATE		5/20/14	16
1580	2nd floor some + partition walls	5/23/14	
1530 Tahy	Clermb of floor Batys + Water Healer Room	5/29/14	100
1560 Wood 1	rame Shlar - Complete tes 110 (W-14, W-13	6/3/14	M
1520	15t Floor Ciclina	6/25/	P
1540	, , , , , , , , , , , , , , , , , , , ,		///
	Attachment	9- Facility Code	Compliance
	200		
L		L	<u> </u>



City of Henderson, Nevada

240 Water Street Henderson, NV 89015 (702) 267-3600

COMMERCIAL BUILDING FOUNDATION PERMIT

PERMIT: B	CBF No.	2014001768	Name STEP	HANIE CHARTER SC	IVR Type: HOOL (EXPEDITED)	2940
Issued to:	Nevada Ge	neral Constructi	on		Plan Tracking N	No.: T201401837
Location:	50 N STEPH	IANIE ST	· · · · · · · · · · · · · · · · · · ·			
	STEPHANII	E CHARTER S	CHOOL			
	Lot: 1	Bloc	ck:			
Project /Sco	pe: TRAVERS	E POINT CENT	E			7.
				Expiration Date:	26-AUG-14	

ALL PAGES OF THIS PERMIT SHALL BE ON SITE AND ACCESSIBLE TO CITY STAFF AT ALL TIMES.

Applicant is responsible for complying with all applicable laws, regulations, and with all conditions specified by the City of Henderson.

INSPECTION CARD

Permit: BCBF-2014001768

Web Type: BCBF

IVR Type: 2940

Per Type Desc: COMMERCIAL BUILDING FOUNDATION PERMIT

Address: 50 N STEPHANIE ST

Location Desc: STEPHANIE CHARTER SCHOOL

To schedule inspections, follow the instructions on the last page.

REQU	IRED INSPECTIONS:					Total Insp	ections: 12
Insp. Type	Inspection Description	Date	Inspector	Insp. Type Inspection Descr	iption	Date	Inspector
1310	FOOTING			PARTIFL	CARD	•	
1315	SETBACKS				,		
1317/	PRE-SLAB						
1318	STEMWALLS						
1319	POST TENSION						
1320	UNDERGROUND ELECTRICA						
1325	UFER GROUND		11/0/	9			
1330	UNDERGROUND PLUMBING	<u> </u>	47				
1332	SEWER CONNECTION						
1333	WATER CONNECTION						
1340	UNDERGROUND MECHANICA	-		, 40			
1997	FINAL ONE	8[18]4	-1823				



City of Henderson, Nevada

240 Water Street Henderson, NV 89015 (702) 267-3600

RETAINING WALL PERMIT

PERMIT: B	RWC No.	2014001315	Name STEPHANIE CHARTER SCHOOL	IVR Type:	2769
Issued to:	ETHOS TH	HREE ARCHITE	ECTURE	Plan Tracking No.:	T201400399
Location:	50 N STEPH	HANIE ST			
	1300 LF RE	TAINING - OW	'N ENGINEERING		
	Lot: 1	Bloc	sk;		
Project /Sco					
Issue Date:	12-FEB-14	<u> </u>	Expiration Date: 11-A	AUG-14	

ALL PAGES OF THIS PERMIT SHALL BE ON SITE AND ACCESSIBLE TO CITY STAFF AT ALL TIMES.

Applicant is responsible for complying with all applicable laws, regulations, and with all conditions specified by the City of Henderson.

INSPECTION CARD

Permit: BRWC-2014001315

Web Type: BRWC IVR Type: 2769

Per Type Desc: RETAINING WALL PERMIT

Address: 50 N STEPHANIE ST

Location Desc: 1300 LF RETAINING - OWN ENGINEERING

	***10 Se	cneaute inspe	ections, follow	the instructions on the last page.			
	IRED INSPECTIONS:				Total Insp	ections:	8
Insp. Type	Inspection Description	Date	Inspector	Insp. Type Inspection Description	Date	Inspector	r
1311	MASONRY OR FENCE FOOTIN			15 TEONING @ SI		-A/W.	
1315	SETBACKS	<u>*</u>		PUTU 1701 POPO	77, 157	- HALI	_
1400	CMU 4 PRE-GROUT X			Ser	-DIR.DO		-
1401	CMU 8 PRE-GROUT X				DATES	4-27-	14
1402	CMU 12 PRE-GROUT				. , .,	SB1	
1408	CMU PRE-GROUT	· /-/		1711-20/11/11	4 . 1 .	04	
1490	MASONRY DAMP-PROOF	4/8/14	Bal	1311-2nd Half Non	n wide K	el pe	e170 2
1497	FINAL MASONRY WALL/FENC				,	• •	
				1400 Prebrit - 8F	TRET. F	ier 170	1 #
				1400 Prebrt - 8F 3/14/14 RV	,	. /	77 K =
					-110026	11183	_
				Mar Parkt	2 Pd 1.	1/010	170
				1408 PREGET PER 1408 PRECET. 4/2 1408 PRECET. 4/2 PER 1701 REPORT #MR	A 170 (7	-17 M	RY
				MR7 - 41	1/14 /		
				:408 PRE-CRT. 4/2	114 P. WW	2	
				PER 1701 REPORT TO MIK	:-9		
				NE Sty 4/1/14/	26A		
			•	ant- see 1701 Report-	AMA A	7	a
		*.		Footing - West property	line per l	1761 CK 15/14 1	10
				1400 CMU Attachment Pacili	- ity Code Con ø olia	ance	V
111		/		6ROUT 3rd	puty		
1400	1701 ± m2 14 4/25/1	SIDE		4-18-14 TM	1		
1.01	וןפתון די ייייו יייין		P	204 age 2 of 4			

CONDITIONS OF APPROVAL

Permit: BRWC-2014001315

Per Type Desc: RETAINING WALL PERMIT

Address: 50 N STEPHANIE ST

CONDITIONS O	OF APPR	ROVAL:	Total Conditions:	2
Condition		Comment		
Condition #1 B_1701 AGR	DONE	SPECIAL INSPECTION AGREEMENT If special inspections are required on a project, a Special Inspection agreement must Check division of the Building & Fire Safety Department prior to issuance of permit.		
		Hold: Issuance of Permit.		
		Submittal: Special Inspection Agreement, created by Plan Check, must be signed by representative.	the owner or owner's	
		Cleared: After agreement is signed.		
Condition #2 B_1701 SUB	OPEN	SPECIAL INSPECTION REPORT SUBMITTAL The Special Inspection Report (1701 Report) must be submitted to and reviewed by the Building & Fire Safety Department prior to final inspection.	the inspections division of	
		Hold: Final inspections and issuance of Certificate of Occupancy.		
		Submittal: Submit Special Inspection Report to Inspections for approval.		
		Cleared: After report is approved.		

** INSTRUCTIONS: REQUESTING INSPECTIONS ONLINE **

Permit Type: BRWC

Permit Number: 2014001315

- 1. Go to www.cityofhenderson.com/buildsafe and click on the "Inspections" link on the left.
- 2. Click on the "Schedule Building Inspections" link.
- 3. Enter the "Permit Type" and "Permit Number" shown above. DO NOT fill in the "*IVR Type" field.
- 4. Enter the four digit "Inspection Type" found on the previous page.
- 5. Enter any necessary comments, such as lot numbers, into the "Comments" field. There is an 80 character limit in the "Comments" field.
- 6. Click "Submit."

PLEASE NOTE: Due to the number of inspections performed throughout the day, we are unable to grant specific inspection times

You must complete your inspection request before 4:00 PM to have the inspection scheduled for the next business day.

If you require assistance or have any questions regarding the scheduling of an inspection, please call the Inspection Division at (702) 267-3900

** INSTRUCTIONS: REQUESTING INSPECTIONS VIA TELEPHONE **

Numeric IVR Permit Type: 2769

Permit Number: 2014001315

- 1. Dial (702) 267-3777
- 2. When prompted, press "1" to schedule an inspection, and then enter the Numeric IVR Permit Type and the Permit Number found above.
- 3. The IVR system will then prompt you to enter the four digit "Inspection Type" number found on the previous page.

PLEASE NOTE: If you require any assistance in the scheduling of your inspection, you may call (702) 267-3900.

You must complete your inspection request before 4:00 PM to have the inspection scheduled for the next business day.

If you require assistance or have any questions regarding the scheduling of an inspection, please call the Inspection Division at (702) 267-3900



City of Henderson, Nevada

240 Water Street Henderson, NV 89015 (702) 267-3600

RETAINING WALL PERMIT

PERMIT: BRWC No. 2014001315 Name STEPHANIE CHARTER SCHOOL

Issued to: ETHOS THREE ARCHITECTURE Plan Tracking No.: T201400399

Location: 50 N STEPHANIE ST

1300 LF RETAINING - OWN ENGINEERING

Lot: 1 Block:

Project /Scope: -

Issue Date: 12-FEB-14

Expiration Date: 03-FEB-15

ALL PAGES OF THIS PERMIT SHALL BE ON SITE AND ACCESSIBLE TO CITY STAFF AT ALL TIMES.

Applicant is responsible for complying with all applicable laws, regulations, and with all conditions specified by the City of Henderson.

tachment 9- Facility Code Compliance

INSPECTION CARD

Permit: BRWC-2014001315

Web Type: BRWC

IVR Type: 2769

Per Type Desc: RETAINING WALL PERMIT

Address: 50 N STEPHANIE ST

Location Desc: 1300 LF RETAINING - OWN ENGINEERING

To schedule inspections, follow the instructions on the last page.

EQU	JIRED INSPECTIONS:				Total Ins	pections:	8
isp. ype	Inspection Description	Date	Inspector	Insp. Type Inspection Description	Date	Inspecto	r
311	MASONRY OR FENCE FOOTIN						
315	SETBACKS						
400	CMU 4 PRE-GROUT						
401	CMU 8 PRE-GROUT						
402	CMU 12 PRE-GROUT						
408	CMU PRE-GROUT / FINAL						
490	MASONRY DAMP-PROOF	04/08/2014	RSW				
497	FINAL MASONRY WALL/FENC	8/18/14	- Ary	X			

CONDITIONS OF APPROVAL

Permit: BRWC-2014001315

Per Type Desc: RETAINING WALL PERMIT

Address: 50 N STEPHANIE ST

ONDITIONS	OF APPI	ROVAL: Total Conditions: 2
ondition	Status	Comment
ondition #1 _1701 AGR	DONE	SPECIAL INSPECTION AGREEMENT If special inspections are required on a project, a Special Inspection agreement must be submitted to the Plans Check division of the Building & Fire Safety Department prior to issuance of permit.
		Hold: Issuance of Permit.
		Submittal: Special Inspection Agreement, created by Plan Check, must be signed by the owner or owner's representative.
		Cleared: After agreement is signed.
ondition #2 _1701 SUB	DONE	SPECIAL INSPECTION REPORT SUBMITTAL The Special Inspection Report (1701 Report) must be submitted to and reviewed by the inspections division of the Building & Fire Safety Department prior to final inspection.
		Hold: Final inspections and issuance of Certificate of Occupancy.
		Submittal: Submit Special Inspection Report to Inspections for approval.
		Cleared: After report is approved.

** INSTRUCTIONS: REQUESTING INSPECTIONS ONLINE **

Permit Type: BRWC

Permit Number: 2014001315

- 1. Go to www.cityofhenderson.com/buildsafe and click on the "Inspections" link on the left.
- 2. Click on the "Schedule Building Inspections" link.
- 3. Enter the "Permit Type" and "Permit Number" shown above. DO NOT fill in the "*IVR Type" field.
- 4. Enter the four digit "Inspection Type" found on the previous page.
- 5. Enter any necessary comments, such as lot numbers, into the "Comments" field. There is an 80 character limit in the "Comments" field.
- 6. Click "Submit."

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** INSTRUCTIONS: REQUESTING INSPECTIONS VIA TELEPHONE **

Numeric IVR Permit Type: 2769

Permit Number: 2014001315

- 1. Dial (702) 267-3777
- 2. When prompted, press "1" to schedule an inspection, and then enter the Numeric IVR Permit Type and the Permit Number found above.
- 3. The IVR system will then prompt you to enter the four digit "Inspection Type" number found on the previous page.

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If you require assistance or have any questions regarding the scheduling of an inspection, please call the Inspection Division at (702) 267-3900



City of Henderson, Nevada

240 Water Street Henderson, NV 89015 (702) 267-3600

MONITORING; FIRE PROTECTION PERMIT

Issued to:	Communicatio	Electronic Systems LLC	
Location:	50 N STEPHAN MONITORING	IE ST EQUIPMENT. TSI RUNNER SERVICE AND CENTRAL STATION. DATA S	CREENS F
	Lot: 1	Block:	,

ALL PAGES OF THIS PERMIT SHALL BE ON SITE AND ACCESSIBLE TO CITY STAFF AT ALL TIMES.

Applicant is responsible for complying with all applicable laws, regulations, and with all conditions specified by the City of Henderson.

*Use this Permit Number when calling for Inspections in Ared: 2
Do not use the Permit Number printed on the Permit Receipt.

F150

CONDITIONS OF APPROVAL

Permit: F150-2014400937

Per Type Desc: MONITORING; FIRE PROTECTION PERMIT

Address: 50 N STEPHANIE ST

ONDITIONS	OF APPROVAL:	Total Conditions:
Condition	Status Comment	
Condition #1 _B_101	DONE	
		·

Beginning September 8, 2009 the Development Services Center will be closed on Fridays. We will be available to assist you Monday through Thursday from 7:30 a.m. until 5:30 p.m. Inspection Services will remain on a Monday - Friday schedule.

Please note that all submittals received after 1:00 p.m. on Thursday may not be entered until the following Monday.

^{**} NOTICE OF NEW HOURS FOR THE DSC**



LIC. #0013724 Unlimited 4080 E. Lake Mead, Las Vegas, NV 89115 • PHONE (702) 643-7566 • ADMIN FAX (702) 643-9248 • SALES & ENGINEERING FAX (702) 643-9278

Henderson Fire Department 240 Water Street Henderson Nv. 89009

May 19, 2014

RE: Monitoring Permit

We are requesting a permit for the monitoring of an AES 7750F-UL Fire Alarm Radio Transmitter at the following location:

Stephanie Charter School 50 N. Stephanie Henderson Nv. 89074

The Transmitter is transmitting the following zone information: Zones:

- 1. Waterflow Alarm
- 2. Fire Alarm
- 3. Supervisory Duct Detector
- 4. Supervisory Valve Tamper
- 5. System Trouble

The signals will be monitored by: Total Safety Inc.-UL No: 618059-001 9555 Del Webb Blvd Las Vegas Nv. 89134

Mark E. Swanson

mswanson@ce

(702) 643-7566

Fax (702) 643-9248

Cell (702) 768-6575

F Card # C8280

FIRE SAFETY DIVISION

ACCEPTED

IN ACCORDANCE WITH THE OFPROVISIONS INTERNATIONAL FIRE CODE, ACCEPTANCE OF PLAN DOES NOT PRESEUDE COMPLIANCE WITH E CODES & STANDARDS.

05/21/14 08:06	Subscriber Infor Account Number	: 09017975	Page: 1			
Premises==================================						
STEPHANIE CHARTER SCHOO 50 N. STEPHANIE ST	L					
HENDERSON NV 89074 US	A					
Cross Street		5 & STEPHANIE				
County						
Sort By Name		IE CHART				
Default Zone			CACATORIANA VICENCIA A 18 EUGEBEW			
Corporate Acct			FIRE SAFETY DIVISION			
Installer Code		1	ACCEPTED			
Service Company			1500am man			
Panel Type			N ACCORDANCE WITH THE			
Start Date		•	ROVISIONS OF THE			
Last Modified Date Active (Y/N)		·	NTERNATIONAL FIRE CODE,			
Time Zone		· ·	ACCEPTANCE OF PLAN DOES NOT PRECLUDE COMPLIANCE WITH			
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Zone Test	· · · · · · · · · · · · · · · · · · ·	Ĭ	BY: M DATE: 5-21-14			
Name No			31			
- NO	.comm	ents	•			
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	CLEAR CODE: SHAR		•			
	ults Passcodes an					
	er Passcode 	Duress Cod	le Phone Number			
HENDERSON FIRE DEPAR			(702) 267-4913			
TSI PATROL			(702) 555-0000			
RADIO DISPATCHED			Ext: RADIO			
CES	OUADVO		(702) 643-7566			
ALL CLEAR CODE Contact Start: N/A	SHARKS Contact End:	N/A	No Phone #			
Generic Valid Time F		N / FI				
FARMER, REGGIE			(702) 575-9810			
			(== , == = = = = = = = = = = = = = = =			
	Contact End:	N/A				
Generic Valid Time F CHAPIN, ANDREW	rom 0000 to 2400		(700) 600			
CHHPIN, HNDREW			(702) 335-3804			
Contact Start: N/A	Contact End:	N/A				
Generic Valid Time F						
REEVES, RYAN			(702) 715-5916			
0						
Contact Start: N/A Generic Valid Time F		N/A				
	Contact Priority:	listino hu Call L	ict			
Call Lst Description		Contact Name	Phone Number			
FIRE FIRE ALARM	1		PAR (702) 267-4913			
Valid: Mon Tue Wed Thu	Fri Sat Sun Hol	CHAPIN, ANDREW	(702) 575-9810 (702) 335-3804			

05/21/14 08:06 Subscriber Account	Number: 09017975	Page: 2			
Contact Priority L	isting by Call List (continued) Contact Name Phone				
Hours: 0000 - 2400 Alternate: DEFLT	REEVES, RYAN (702) TSI PATROL (702) CES (702)	715-5916 555-0000 643-7566			
NOONE NO ONE TO BE NOTIFIED Valid: Mon Tue Wed Thu Fri Sat Su Hours: 0000 - 2400 Alternate: DEFLT					
NOTIFY TROUBLE - FIRE SYSTEM Valid: Mon Tue Wed Thu Fri Sat Su Hours: 0000 - 2400 Alternate: DEFLT	FARMER, REGGIE (702) CHAPIN, ANDREW (702) n Hol REEVES, RYAN (702) CES (702)	575-9810 335-3804 715-5916 643-7566			
SUPERV SUPERVISOR / TROUBLE Valid: Mon Tue Wed Thu Fri Sat Su Hours: 0000 - 2400 Alternate: DEFLT	n Hol REEVES, RYAN (702)	575-9810 335-3804 715-5916 643-7566			
WFFIRE WATERFLOW FIRE ALARM Valid: Mon Tue Wed Thu Fri Sat Su Hours: 0000 - 2400 Alternate: DEFLT	HENDERSON FIRE DEPAR (702) FARMER, REGGIE (702) n Hol CHAPIN, ANDREW (702) REEVES, RYAN (702) CES (702)	267-4913 575-9810 335-3804 715-5916 643-7566			
Signal Descriptions Signal Code Event Type Event Description Call List Req					
1 WATERFLOW ALARM 2 FIRE ALARM 3 SUPERVISORY 4 SUPERVISORY 5 TROUBLE	FIRE ALARM FIR SUPERVISORY DUCT DETECTOR SUP SUPERVISORY VALVE TAMPER SUP	IRE OPR E OPR ERV OPR			

CES Inc. to provide runner service.

Henderson Fire Department is only to be notified on the following signals: WATERFLOW ALARM
FIRE ALARM

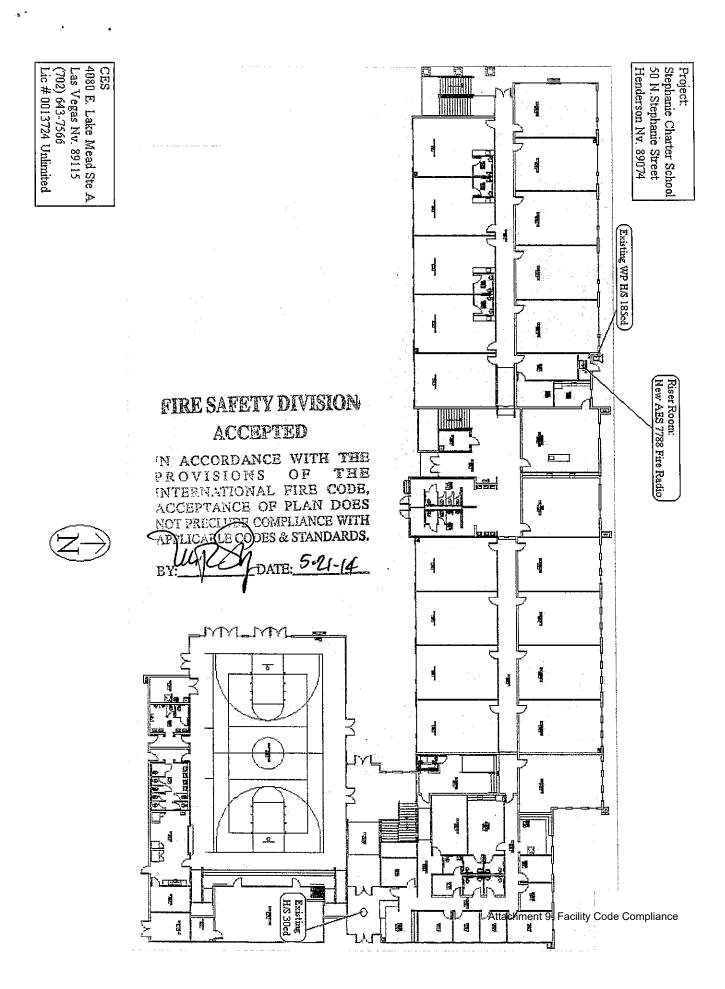
All other signals notify Subscriber and runner service.

Notify Henderson Fire Prevention if system is in troupIRHSAFETY DIVISION more than 8 hours, Phone number 702-267-3930.

IN ACCORDANCE WITH THE PROVISIONS OF THE ENAMED AND ACCEPTANCE OF PLAN DOES NOT PRECLUDE COMPLIANCE WITH APPLICASE CODES & STANDARDS.

-----ACCEPTED------

215





LIC. #0013724

4080 E. Lake Mead, Las Vegas, NV 89115 • PHONE (702) 643-7566 • ADMIN FAX (702) 643-9248 • SALES & ENGINEERING FAX (702) 643-9278

To Whom It May Concern:

Communication Electronic Systems presents the following Schedule of Values.

PROJECT NAME

SYSTEM TYPE

SCHEDULE OF VALUES

Stephanie Charter School

C.S. Monitoring

\$ 936.00

Thank you for your consideration in this matter.

Sincerely,

Mark E Swanson

Technical Coordinator



City of Henderson, Nevada

240 Water Street Henderson, NV 89015 (702) 267-3600

FIRE ALARM PERMIT

1				
- N		*****		
PERMIT: FO	040 No 20	14001984* Name STE	PHANIE CHARTER SCHOOL	
Issued to:	Communication	n Electronic Systems LLC	:	
Location:	50 N STEPHAN	IE ST		
	Lot: 1	Block:		
Project /Sco	pe: -			
			K. M.	
			A. Carlotte and the car	
Issue Date:	09-APR-14		Expiration Date: 06-OCT-14	

ALL PAGES OF THIS PERMIT SHALL BE ON SITE AND ACCESSIBLE TO CITY STAFF AT ALL TIMES.

Applicant is responsible for complying with all applicable laws, regulations, and with all conditions specified by the City of Henderson.

*Use this Permit Number when calling for Inspections in Ared ? 2 Do not use the Permit Number printed on the Permit Receipt.

BEDC



City of Henderson, Nevada

240 Water Street Henderson, NV 89015 (702) 267-3600

TRASH ENCLOSURE PERMIT

PERMIT: B	TEC No.	2014006293	Name TRASH ENCLOSURE	IVR Type:	2802
Issued to:	Nevada Ge	neral Construction	on	Plan Tracking No.:	T201407288
Location:	50 N STEPH	HANIE ST			
	TRASH EN	CLOSURE 16 X	(10 - REPUBLIC LETTER IN FILE	E	
	Lot: 1	Block	k:		
Project /Sco					
			•		

ALL PAGES OF THIS PERMIT SHALL BE ON SITE AND ACCESSIBLE TO CITY STAFF AT ALL TIMES.

Applicant is responsible for complying with all applicable laws, regulations, and with all conditions specified by the City of Henderson.



Supplemental Permit Page ___ CITY OF HENDERSON

Department of Building & Fire Safety TO SCHEDULE FOR A REQUEST FOR INSPECTION(S) CALL: 267-3777

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Project			
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Type of Inspection	Description	Date	Initials
1330	W. PUMBING @ BUDG 1+2.	3-4	177
1320	WEST @ BLDO 1+2	B-4 -/U	AN M
1330 -	4 PUMB Q BUDG #3	35-14	554
1320	U QUE @ BUDG # 3	35-14	
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3			
	220 Attachmen	nt 9- Facility Code	Compliance

STATE OF NEVADA

BRIAN SANDOVAL Governor

BRUCE BRESLOW Director



DON SODERBERG

Administrator

TODD R. SCHULTZ CSP, CSHM Chief Administrative Officer

DEPARTMENT OF BUSINESS AND INDUSTRY DIVISION OF INDUSTRIAL RELATIONS SAFETY CONSULTATION AND TRAINING SECTION

August 19, 2014

Ms. Kimberly Ballou Paralegal Academica Nevada 1378 Paseo Verde Parkway Henderson, NV 89012

Dear Ms. Ballou,

This letter confirms your August 19, 2014 request for an on-site consultation survey for Somerset Academy of Las Vegas located at 4650 Losee Road, North Las Vegas, Nevada 89030.

We would like to commend you on your decision to seek our assistance to help improve your company's safety and health programs.

As soon as our schedule permits, one of our consultants will contact you to arrange a date and time for your consultation visit.

To assist us in providing you with an efficient and productive visit, we request that the following information be made available to our consultant during the onsite visit: certificate of workers compensation insurance; the Log of Work-Related Injuries and Illnesses (OSHA Form 300) and associated documentation; any written materials developed for your business that address health and safety issues; any written safety and health programs; safety training program outlines and documentation of training completed; and Safety Data Sheets (SDS's) for all chemicals, batch materials, or similar commercial and industrial products in use at your facility.

While not required, we request that the company's officer-in-charge participate in the consultation visit opening conference so that they can be made aware of the services to be provided and of the employer's responsibilities associated with using our service. We also encourage you to allow employee participation in our visit since the outcome of our survey will directly affect your workforce.

In addition, if you have a union work force, an employee representative must be offered the opportunity to participate in the opening conference, physical inspection of the facility, and the

Your Partner for a Safer Nevada

www.4safenv.state.nv.us

closing conference. If there is an objection to holding joint opening and closing conferences, the consultant will conduct separate conferences with the employer and the employee representatives. If you have a union workforce, please ensure that the employee representatives are notified of the opening and closing conference dates and times.

The consultation program is designed to help you establish and maintain a safe and healthful workplace. We look forward to working with you to implement an effective safety and health program that will improve productivity and reduce occupational injuries and illnesses.

If you need any assistance with occupational safety and health issues before we are able to schedule a consultation visit, please call our office and request to speak with one of our consultants.

Sincerely,

Bob Harris

Consultation Supervisor

STATE OF NEVADA

BRIAN SANDOVAL Governor

BRUCE BRESLOW Director



DON SODERBERG
Administrator

TODD R. SCHULTZ CSP, CSHM Chief Administrative Officer

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August 19, 2014

Ms. Kimberly Ballou Paralegal Academica Nevada 1378 Paseo Verde Parkway Henderson, NV 89012

Dear Ms. Ballou,

This letter confirms your August 19, 2014 request for an on-site consultation survey for Somerset Academy of Las Vegas located at 50 North Stephanie Street, Henderson, Nevada 89074.

We would like to commend you on your decision to seek our assistance to help improve your company's safety and health programs.

As soon as our schedule permits, one of our consultants will contact you to arrange a date and time for your consultation visit.

To assist us in providing you with an efficient and productive visit, we request that the following information be made available to our consultant during the onsite visit: certificate of workers compensation insurance; the Log of Work-Related Injuries and Illnesses (OSHA Form 300) and associated documentation; any written materials developed for your business that address health and safety issues; any written safety and health programs; safety training program outlines and documentation of training completed; and Safety Data Sheets (SDS's) for all chemicals, batch materials, or similar commercial and industrial products in use at your facility.

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Your Partner for a Safer Nevada

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Sincerely,

Bob Harris

Consultation Supervisor

Somerset Academy of Las Vegas Budget Narrative

The following narrative provides an overview of Somerset Academy of Las Vegas's projected revenue and expenses.

Revenue

Per-Pupil Revenue:

The budget created for Somerset Academy of Las Vegas includes the per-pupil revenue assumption of \$6,730 for the 17-18 fiscal year of operation, with an estimated 1.00%-1.50% increase each subsequent year thereafter.

National School Lunch Program (NSLP):

The budget created for Somerset Academy of Las Vegas includes an assumptive NSLP revenue of \$20,000 per eligible campus. The National School Lunch Program is a federally assisted meal program that provides nutritionally balanced, low-cost or free lunches to children each day.

Read by Grade 3 Grant:

The budget created for Somerset Academy of Las Vegas includes an estimated Read by Grade 3 grant revenue of \$40,800 for each campus. Nevada Department of Education's Read by Grade 3 grant program is designed to ensure all Nevada students are able to read proficiently by the end of grade 3.

Special Education Funding (Part B):

Anticipated \$1,200 per SPED student – Revenue is budgeted based upon prior year SPED counts which take place in October of each year.

SPED Discretionary Unit:

Anticipated \$2,960 per SPED student – Revenue is budgeted based upon prior year SPED counts and schools are not eligible to receive in the first year of operations.

Expenses

Expense Categories:

1.	Personnel	pg. 2
	Benefits	pg. 5
3.	Contractual	pg. 5
4.	Contracted Services	pg. 6
5.	Equipment	pg. 6
6.	Supplies	pg. 7
7.	Facility	pg. 7
8.	Athletics	pg. 9
9.	Travel	pg. 10
10.	Accounting, Audit, Legal Fees	pg. 10
11.	Technology	pg. 10
12.	Other	pg. 11

Personnel:

43.13% to 42.61% of the budget

In the 17-18 school year, Somerset Academy of Las Vegas will have a combined total staff of 498.5, including 335 total teachers and 163.5 total administrative and support staff; with a total enrollment of 6,718 students. By Year 5, Somerset Academy of Las Vegas is estimated to expand to a total staff of 660 and a total student enrollment of 9,630; adding, throughout the years, the necessary staff in order to effectively manage the actual/projected student enrollment increases. Below are the actual and anticipated staffing positions, including the average salary of each position:

Executive Director - \$149,743/year – Responsible for overseeing the administration, programs, and strategic plan of the organization. Other key duties include fundraising, marketing, and community outreach.

Principal - \$97,888/year – Develop/Implement policies, programs, curriculum activities, and budgets in a manner that promotes the educational development of each student and the professional development of each staff member.

Assistant Principal - \$84,994/year – Develop/implement the total school program by assisting the principal in the overall running of the school.

Lead Teacher - \$51,065//year – Experienced educators who work with other teachers, administrators and parents to help both teachers and students have a positive, productive school experience.

Counselor - \$49,930/year – Act as advocates for students' well-being, and as valuable resources for their educational advancement.

Curriculum Coach - \$65,097/year – Serves as a content specialist to assist in the development and implementation of campus instructional plans.

Classroom Teachers (Core) - \$43,597/year – Prepare and educate students for the world by creating lesson plans and tracking student progress to ensure academic goals are met.

Classroom Teachers (Special) - \$43,597/year – Prepare and educate students for the world by creating lesson plans and tracking student progress to ensure academic goals are met.

Special Ed. Teachers - \$48,440/year – Prepare and educate students with a wide range of learning disabilities by adapting general lesson plans and tracking student progress to ensure academic goals are met.

Office Manager - \$50,581/year – Ensures the smooth running of day-to-day office operations by organizing and coordinating administrative duties and procedures.

Registrar - \$39,743/year – Responsible for maintaining student records; includes processing student enrollment, transfers, and withdrawals.

Teacher Assistants - \$12.00/hour - Reinforce lessons presented by teachers, as well as assist teachers with recordkeeping.

Special Ed. Teacher Assistants - \$12.00/hour – Reinforce lessons presented by SPED teachers, as well as assist SPED teachers with recordkeeping.

Clinic Aide - \$13.00/hour – *Renders basic first aid to students and performs health-related records/data file management duties.*

Receptionist - \$13.00/hour – *Greet visitors, parents and students; while facilitating communication within the school and assuring records and schedules are kept up to date.*

Campus Monitor - \$12.00/hour – *Supervise/Monitor students on school grounds while enforcing appropriate student behavior and ensuring school safety.*

Cafeteria Manager - \$12.00/hour – Responsible for planning, managing, and supervising a small food service facility (cafeteria).

Below are the anticipated staffing needs each year; including the anticipated student enrollment and the anticipated total staffing cost each year:

		<u>17-18</u>	<u>18-19</u>	<u>19-20</u>	<u>20-21</u>	21-22
	Anticipated Enrollment:	6,718	8,520	9,055	9,450	9,630
	Somerset Acade	my of Las Veg	as - Personnel	Chart		
Position	Avg Salary	17-18	18-19	19-20	20-21	21-22
Executive Director	149,743/year	1.0	1.0	1.0	1.0	1.0
Principal	97,984/year	7.0	7.0	7.0	7.0	7.0
Assistant Principal	84,995/year	13.0	17.0	18.0	18.0	18.0
Classroom Teachers (Core)	43,597/year	254.0	315.0	332.0	347.0	353.0
Classroom Teachers (Special)	43,597/year	51.0	53.5	60.5	63.5	64.5
Special Education Teachers	48,840/year	30.0	37.5	41.0	44.0	45.0
Counselor	49,930/year	12.0	11.0	13.0	13.0	13.0
Curriculum Coach	65,097/year	10.0	9.0	10.0	12.0	12.0
Office Manager	50,581/year	8.0	10.0	11.0	10.0	10.0
Registrar	39,743/year	7.0	9.0	9.0	9.0	9.0
Nurse	35,000/year	1.0	1.0	1.0	1.0	1.0
Teacher Assistants	12.00/hr	62.5	70.5	79.0	83.0	85.0
Clinic Aide / FASA	13.00/hr	14.0	9.0	9.0	9.0	9.0
Campus Monitor/Custodian	14.00/hr	14.0	19.0	18.0	18.0	19.0
Receptionist	13.00/hr	10.0	9.5	9.5	9.5	9.5
Cafeteria Manager	12.00/hr	4.0	4.0	4.0	4.0	4.0
	Total Staffing Cost:	19,940,429	23,990,565	25,892,006	27,208,212	27,893,318

All salaries are anticipated to increase by 2% each year Additional staff positions will be added in the following years based upon the growth of these charter schools

a. Somerset Losee E/M/H - Personnel Breakdown

Position	17-18	18-19	19-20	20-21	21-22
Principal	2	1.0	1.0	1.0	1.0
Assistant Principal	3	4.0	4.0	4.0	4.0
Classroom Teachers (Core)	66	67.0	72.0	76.0	78.0
Classroom Teachers (Special)	13.00	11.0	13.0	14.0	14.0
Special Education Teachers	10	9.5	11.0	12.0	12.5
Counselor	3	2.0	2.0	4.0	4.0
Curriculum Coach	1	2.0	2.0	2.0	2.0
Office Manager	2	2.0	3.0	2.0	2.0
Registrar	2	2.0	2.0	2.0	2.0
Teacher Assistants	17.5	14.0	16.0	17.0	17.0
Clinic Aide / FASA	2	2.0	2.0	2.0	2.0
Campus Monitor/Custodian	3	4.0	4.0	4.0	5.0
Receptionist	3	2.5	2.5	2.5	2.5
Cafeteria Manager	2	2.0	2.0	2.0	2.0
Total Staffing Costs:	5,200,871	5,140,595	5,637,006	6,033,544	6,236,133
% of Somerset:	26.08%	21.43%	21.77%	22.18%	22.36%

b. Somerset Stephanie – Personnel Breakdown

Position	17-18	18-19	19-20	20-21	21-22
Principal	1	1.0	1.0	1.0	1.0
Assistant Principal	2	2.0	2.0	2.0	2.0
Classroom Teachers (Core)	36	37.0	37.0	36.0	36.0
Classroom Teachers (Special)	7.50	6.5	6.5	6.5	6.5
Special Education Teachers	3	4.0	4.0	4.0	4.0
Counselor	1	1.0	1.0	1.0	1.0
Curriculum Coach	1	1.0	1.0	1.0	1.0
Office Manager	1	1.0	1.0	1.0	1.0
Registrar	1	1.0	1.0	1.0	1.0
Teacher Assistants	11	10.0	10.0	10.0	10.0
Clinic Aide / FASA	1	1.0	1.0	1.0	1.0
Cafeteria Manager	0	1.0	1.0	1.0	1.0
Total Staffing Costs:	2,756,221	2,820,963	2,865,861	2,848,614	2,874,845
% of Somerset:	13.82%	11.76%	11.07%	10.47%	10.31%

Benefits:

18.91% to 19.17% of the budget

Employee benefits will cover all employees except for substitute teachers and other contracted services; as they are not employed by the school. Employee benefits include, but are not limited to, the following:

- > PERS (Retirement)
- Medicare
- ➤ Workers Comp
- ➤ Medical/Dental/Vision/Life/Disability

These expenses are figured at approximately 43.84% of salaries in the 17-18 school year, increasing to 44.25% in the 18-19 school year, and then increasing by 0.25% each subsequent year thereafter. Using the total cost of salaries each year from the personnel chart above, the anticipated cost of employee benefits each year is as followed:

	<u>17-18</u>	<u>18-19</u>	<u>19-20</u>	<u>20-21</u>	<u>21-22</u>
Total Salaries & Wages:	19,940,429	23,990,565	25,892,006	27,208,212	27,893,318
Benefits % of Salaries:	43.84%	44.25%	44.50%	44.75%	45.00%
Total Cost of Benefits:	8,742,678	10,615,825	11,521,943	12,175,675	12,551,993

Contractual:

7.52% to 7.16% of the budget

Academica Nevada Management Fee – \$450 per student – Academica Nevada is an Educational Management Service Provider whose services to Somerset Academy of Las Vegas include, but may not be limited to, the following:

➤ Identification, design, and procurement of facilities and equipment

- > Staffing recommendations and human resource coordination
- ➤ Regulatory compliance and state reporting
- ➤ Legal and corporate upkeep
- > Public relations and marketing
- ➤ The maintenance of the books and records of the charter school
- ➤ Bookkeeping, budgeting and financial forecasting

Somerset Academy, Inc. Affiliation Fee – 1.00% of DSA revenue – Trademark License Agreement between Somerset Academy, Inc. ("Licensor"), and the school, Somerset Academy of Las Vegas ("Licensee"). Somerset Academy, Inc. grants Somerset Academy of Las Vegas a non-exclusive, non-transferable, royalty-free license to use the trademark in connection with the development and establishment of the school of Somerset Academy of Las Vegas in the State of Nevada.

➤ 0.50% of the 1.00% Somerset Academy, Inc. Affiliation Fee is used for Professional Development; out of that 0.50%, each school sets aside \$1,500 for battle of the books, a yearly reading motivational program for students.

Contracted Services:

2.53% to 3.05% of the budget

Special Education Contracted Services – Anticipated expense of \$769,000 during the 17-18 school year, increasing incrementally each year as SPED student enrollment increases and as new campuses open. Special Education Contracted Services include speech therapy, occupational therapy, physical therapy, nursing, and psychological services. The budgeted expenses are based on prior year expenses and anticipated enrollment increases.

Substitute Teachers - \$150.00/day – *Manage the learning environment while providing instruction in the absence of a classroom teacher*.

Equipment:

3.51% to 3.76% of the budget

FFE Lease: Instructional Equipment / Computers / Furniture / Fixtures - Utilizing Academica Nevada's standing relationship with the lending institution Vectra Bank allows Somerset Academy of Las Vegas to lease all their furniture, fixtures, and equipment over a 48-month period. The lease includes a 5% residual purchase option at the end of 48 months or an early purchase option in the 45th month for a 6% residual. Somerset Academy of Las Vegas budgets \$1,000 per student to outfit an entire school in its first year at a 5% interest rate over 4 years.

Below is a yearly amortization breakdown of the actual FFE cost over the last 4 years up until the 17-18 school year, including the total equipment cost and lease payments each year:

	13-14	14-15	15-16	16-17	17-18		
Equipment Cost:	\$ 1,195,627.88	\$1,552,994.89	\$ 1,054,230.13	\$ 722,365.69	\$ 520,624.72		
Year	13-14	14-15	15-16	16-17	17-18		
2014	\$ 213,575.28	\$ -	\$ -	\$ -	\$ -		
2015	\$ 320,362.92	\$ 239,677.90	\$ -	\$ -	\$ -		
2016	\$ 320,362.92	\$ 410,676.40	\$ 162,788.43	\$ -	\$ -		
2017	\$ 320,362.92	\$ 410,676.40	\$ 279,065.88	\$ 93,880.38	\$ -	Total	School Year
2018	\$ 106,787.64	\$ 410,676.40	\$ 279,065.88	\$ 187,760.76	\$ 92,189.44	\$ 1,076,480.12	2017-2018
2019	\$ -	\$ 171,198.50	\$ 279,065.88	\$ 187,760.76	\$ 138,284.16	\$ 776,309.30	2018-2019
2020	\$ -	\$ -	\$ 116,277.45	\$ 187,760.76	\$ 138,284.16	\$ 442,322.37	2019-2020
2021	\$ -	\$ -	\$ -	\$ 93,880.38	\$ 138,284.16	\$ 232,164.54	2020-2021
2022	\$ -	\$ -	\$ -	\$ -	\$ 46,094.72	\$ 46,094.72	2021-2022

The budgeted amount for the 17-18 FFE lease payments are based on the chart above. During the 18-19 school year, with the introduction of Somerset Sky Canyon and Somerset Aliante, annual lease payments are expected to increase and these increases are reflected in the budget.

Copier/Printing – Anticipated copier lease at a rate of \$55,000 per campus per year. Including a cushion to account for overages in printing, which will also incrementally increase as student enrollment increases.

Supplies:

2.10% to 2.25% of the budget

Consumables – \$100 per student - includes items that can't be used more than once or by multiple students (i.e. Workbooks).

Office Supplies – \$13 per student – utilized by administrative staff

Classroom Supplies – \$27 per student – utilized by teaching staff

Copier Supplies – \$3.50 per student

Nursing Supplies – \$2.50 per student

SPED Supplies – \$120 per SPED student– utilized by SPED teaching staff

Facility:

19.10% to 18.98% of the budget

Scheduled Lease Payment – Based upon the lease agreement of each campus. Each lease contains an option agreement granting the tenant the option to purchase the premises in accordance with the terms and conditions of such option agreement. The first option date is usually 37 months after the lease commencement date.

Below is a breakdown of each campus' yearly lease payments and the anticipated lease payments for Somerset Sky Canyon and Somerset Aliante (campuses expected to be introduced in the 18-19 school year):

	Lease Payments											
Campus	17-18	1	18-19		19-20		20-21		21-22	Notes		
Somerset Sky Pointe			Exerc	Exercised Purchase Option (See Bond Payments)							Bond Series 2015	
Somerset Losee	\$	1,450,000		Exercising Purchase Option (See Bond Payments)					Bond Series 2017			
Somerset Stephanie	\$	900,000		Exercising Purchase Option (See Bond Payments)				Bond Series 2017				
Somerset Lone Mtn	\$	845,500	\$	920,000	\$	1,011,360	\$	1,067,406	\$	1,090,889	10/01/18 - First Purchase Option Date	
Somerset NLV	\$	494,700	\$	509,532	\$	509,532	\$	540,570	\$	556,787	Portion of the NLV campus is leased	
Somerset Sky Canyon		N/A	\$	583,330	S	767,750	\$	872,000	\$	947,000	Expected to open 18-19 - estimated payments	
Somerset Aliante		N/A	\$	750,000	\$	875,000	\$	985,000	\$	1,100,000	Expected to open 18-19 - estimated payments	

Scheduled Bond Payment – As mentioned above, each lease agreement contains an option agreement granting the tenant the option to purchase the premises 37 months after the lease commencement date. Issuing a Charter School Lease Revenue Bond allows each campus to be able to finance the cost of acquiring, constructing and equipping their facility.

Below is the bond payment schedule for the campuses who've exercised, or are exercising, their purchase option by issuing a bond:

Bond Payments											
Campus 17-18 18-19 19-20 20-21 21-22 Notes										Notes	
Somerset Sky Pointe	\$	1,969,250	\$	2,064,399	\$	2,065,299	\$	2,065,299	\$	2,065,299	Bond Series 2015
Somerset Losee		N/A	\$	2,000,000	\$	2,000,000	\$	2,000,000	\$	2,000,000	Bond Series 2017 - anticipated payments
Somerset Stephanie		N/A	\$	955,000	\$	955,000	\$	955,000	\$	955,000	Bond Series 2017 - anticipated payments
Somerset NLV	\$	843,964	\$	748,814	\$	748,814	\$	748,814	\$	748,814	Bond Series 2015

Facility/School Insurance - \$131,634.69 annually – expected to increase each year thereafter with the introduction of new Somerset campuses, adding to the Somerset Academy of Las Vegas insurance bundle.

a. 2017 - 2018 Somerset Academy Insurance Premium Allocation

Coverage	Amount
Minimum Policy Premium	\$ -
Package/Property	\$ 78,538.29
ELL/E&O/D&O	\$ 13,421.09
Excess Liability	\$ 20,017.32
Student Accident	\$ 19,657.99
Total Premium:	\$ 131,634.69

Premiums will increase as new campuses are introduced.

Below are the anticipated insurance allocation premiums by campus, based off each campus' anticipated enrollment for the 17-18 school year:

Campus	Estimat	ed Ins. Premium	Expected Enrollment
Somerset Lone Mtn	\$	18,810.55	960
Somerset NLV	\$	22,827.39	1165
Somerset Losee E/M/H	\$	34,603.58	1766
Somerset Sky Pointe E/M/H	\$	37,483.95	1913
Somerset Stephanie	\$	17,909.22	914
Total:	\$	131,634.69	6718

Fire & Security Alarms - \$7,000 per campus in the 17-18 school year, based upon actual expenses of prior years. Increasing by 3% each subsequent year thereafter.

Public Utilities (electricity, water, sewer, trash) – Utility expenses have a direct correlation to the size and student population of a school; as student enrollment increases, public utilities increase as well. Each campus, on average, is budgeted for roughly \$135,000 per year for public utilities.

Contracted Janitorial – Approximately \$0.11 per sq. ft. per month (rate at which the charter schools working with Academica Nevada pay as of right now), including a cushion for miscellaneous janitorial expenses.

Custodial Supplies - \$15 per student

Facility Maintenance – Estimated \$20,000 per year per campus on average, dependent on facility size and student population, amount will vary per campus.

Lawn Care - basic lawn care assumption of \$7,000 annually per campus on average, increasing by 3% each subsequent year thereafter.

Summer Maintenance - basic summer maintenance assumption of roughly \$9,000 per year per campus, increasing by 3% each subsequent year thereafter.

AC Maintenance & Repair – Assumption of \$10,000 per year per campus on average, increasing by 3% each subsequent year thereafter. Assumption to cover basic maintenance and repairs for AC.

Athletics:

.14% to .10% of the budget

Athletics – \$1,000 per campus except for Somerset Losee and Somerset Sky Pointe as they are the only two campuses, as of now, who have an athletics program and therefore are both budgeted accordingly. Below is a breakdown of the athletics budget by campus:

Percentage of all Somerset Athletic Expenses	Campus	17-18	18-19	19-20	20-21	21-22
52.95%	Somerset Sky Pointe E/M/H	31,000	36,000	36,000	36,000	36,000
40.09%	Somerset Losee E/M/H	28,500	26,000	26,000	26,000	26,000
1.51%	Somerset Stephanie	1,000	1,000	1,000	1,000	1,000
1.51%	Somerset Lone Mtn	1,000	1,000	1,000	1,000	1,000
1.51%	Somerset NLV	1,000	1,000	1,000	1,000	1,000
1.21%	Somerset Sky Canyon	-	1,000	1,000	1,000	1,000
1.21%	Somerset Aliante	-	1,000	1,000	1,000	1,000
	Total:	62,500	67,000	67,000	67,000	67,000

Lunch Program:

.10% to .05% of the budget

Lunch - \$1,000 per year per campus and \$25,000 is also budgeted for board meetings, and executive director meetings/events.

Travel:

.10% to .08% of the budget

Travel costs associated with recruitment and staff development are estimated to be \$5,000 per year per campus; with a couple campuses being as low as \$2,500 per year depending on prior year usage.

Accounting, Audit, and Legal Fees:

0.16% to 0.18% of the budget

Audit/Accounting – anticipated \$7,000 per year per campus – includes an annual audit expense and expenses associated with accounting. Based upon previous audits performed for charter schools working closely with Academica Nevada.

Legal Fees - \$6,500 each year – based upon the actual expenses of other charter schools working with Academica Nevada.

Technology:

1.00% to 1.00% of the budget

Intellatek IT Monthly Services - \$3.50 per student per month, \$42 annually per student.

Intellatek IT Set-up Fees – Intellatek's initial start-up fee is dependent on how much new equipment is acquired by a school and/or if a school is opening for the first time. The initial start-up fee can be as high as \$15,000 per year per campus and as low as \$2,500 per year per campus. The budget reflects this wide variance and takes into consideration how much new equipment each school is anticipated to need each year, and whether it's a schools first year of operation.

Website - \$3,000 per year per campus – Amount allocated for website upkeep and maintenance.

Infinite Campus - \$1,500 per campus for the 17-18 school year, increasing to \$2,000 per campus for each year thereafter - Infinite campus is an education software utilized by both the faculty of the school and parents/guardians of the students.

Phone & Communications – annual contract expense of \$13,000 per year per campus for the 17-18 school year, with an estimated 5.00% - 10.00% contract increase each subsequent year thereafter.

Other:

1.72% to 1.61% of the budget

State Administrative Fee - 1.5% of DSA revenue – the state charges 1.50% of DSA revenue for the state sponsor fee.

Tuition Reimbursement – \$5,000 per year per school – Employee benefits in which the school pays all, or a portion, of an employee's tuition for coursework and/or training.

Dues and Fees – estimated \$3,500 - \$5,000 per campus per year, based on each campus' prior year expenses.

Postage – Estimate of \$1,200 per year per campus, based upon prior year usage; incrementally increasing as student enrollment increases.

Background and Fingerprinting – \$75 per new employee

Miscellaneous Expenses (Other Purchases) – Estimate of \$2,000 per year per campus, increasing each year by \$500 to account for increases in student enrollment if necessary.

Somerset 17-18	Los Elm/MH	Steph	Losee/Steph
WFTE Gross Value \$	6,730	\$ 6,730	\$ 6,730
Total Students (FTEs)	1,766	914	2,680
Kinder	125	100	225
1st Grade	125	100	225
2nd Grade	125	100	225
3rd Grade	125	100	225
4th Grade	125	125	250
5th Grade	125	125	250
6th Grade	180	117	297
7th Grade	185	87	272
8th Grade	180	60	240
9th Grade	201	-	201
10th Grade	140	-	140
11th Grade	79	-	79
12th Grade	51	-	51
Total Students (FTEs)	1,766	914	2,680
TEACHING STAFF		2.5	100
Classroom Teachers	66	36	102
SPED Teachers	10	3	13
Art Teacher	2	1	3
Music PE Teacher	2	1 2	3
		0	-
Dance Technology (STEM)	0 2	0 1	0
Theatre	0	0	0
Spanish / Language	2	1	3
Additional Elective Teachers	3	1.5	4.5
Total Teaching Staff	89.00	46.50	135.50
Total Teaching Stati	03.00	40130	
ADMIN & SUPPORT			
Executive Director & Assistant	0	0	0.0
Principal	2	1	3.0
Assistant Principal	3	2	5.0
Lead Teacher(s)	0	0	0.0
Counselor/ Student Support Advocate	3	1	4.0
Curriculum Coach	1	1	2.0
Office Manager	2	1	3.0
Registrar	2	1	3.0
Clinic Aide/ FASA	2	1	3.0
Receptionist	3	1	4.0
Teacher Assistants	17.5	11	28.5
SPED Teacher Assistants	0	0	0.0
Campus Monitor/Custodian	3	2	5.0
Speech/Pshyc/Nurse	0	0	0.0
Cafeterial Manager	2	0	2.0
Total Admin & Support	40.50	22.00	62.50
T-4-1 # T	00.00	46.50	125.50
Total # Teachers Total # Admin & Support	89.00 40.50	46.50 22.00	135.50 62.50
Total Staff	129.50	68.50	198.00
Total Salaries & Benefits as % of Expenses	62%	63%	62%
Instruction Salaries as % of Total Salaries	70%	70%	70%
Admin & Support Salaries as % of Total Salaries	29%		
		28%	28%
Rent as % of Expenses	14.36%	28% 14.26%	28% 14.32%
Rent as % of Expenses			
REVENUE (@ 100%)	14.36%	14.26%	14.32%
REVENUE (@ 100%) Budget Revenue			14.32%
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only)	14.36% 11,885,180	6,151,220	14.32% 18,036,400
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant	14.36%	14.26%	14.32% 18,036,400
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other	14.36% 11,885,180 - 40,800	6,151,220 - 40,800	18,036,400 - 81,600
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B)	14.36% 11,885,180 - 40,800 - 237,100	14.26% 6,151,220 - 40,800 - 101,250	14.32% 18,036,400 - 81,600 - 338,350
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit	14.36% 11,885,180 - 40,800 - 237,100 574,240	6,151,220 - 40,800 - 101,250 239,760	14.32% 18,036,400 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues	14.36% 11,885,180 - 40,800 - 237,100	6,151,220 - 40,800 - 101,250 239,760 6,533,030	14.32% 18,036,400 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit	14.36% 11,885,180 - 40,800 - 237,100 574,240	6,151,220 - 40,800 - 101,250 239,760	18,036,400 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SSPED Discretionary Unit Total Revenues Actual Revenue	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220	18,036,400 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320	6,151,220 - 40,800 - 101,250 239,760 6,533,030	18,036,400 - 81,600 - 338,350 814,000 19,270,350
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220	18,036,400 - 81,600 - 338,350 814,000 19,270,350
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220	18,036,400 - 81,600 - 338,350 814,000 19,270,350 18,036,400
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s)	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800	14.26% 6,151,220 40,800 101,250 239,760 6,533,030 6,151,220 40,800 -	18,036,400 - 81,600 - 338,350 814,000 19,270,350 18,036,400 - 81,600 - 338,350
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B)	11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100	14.26% 6,151,220 40,800 101,250 239,760 6,533,030 6,151,220 40,800 101,250	14.32% 18,036,400 - 81,600 - 338,350 814,000 19,270,350 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenue	11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100 574,240	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760	14.32% 18,036,400 - 81,600 - 338,350 814,000 19,270,350 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues: EXPENSES	11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100 574,240	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760	14.32% 18,036,400 - 81,600 19,270,350 18,036,400 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues: EXPENSES Personnel Costs	11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100 574,240	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760	14.32% 18,036,400 - 81,600 19,270,350 18,036,400 - 81,600 - 338,350 814,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues: EXPENSES Personnel Costs Executive Director	14.36% 11,885,180 - 40,800 - 237,100 574,240 11,885,180 - 40,800 - 237,100 574,240 12,737,320	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030	18,036,400 - 81,600 - 338,350 814,000 - 81,600 - 81,600 - 338,350 81,4,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues: EXPENSES Personnel Costs Executive Director Principal	11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100 574,240	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760	18,036,400 - 81,600 - 338,350 814,000 - 81,600 - 81,600 - 338,350 81,4,000
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues: EXPENSES Personnel Costs Executive Director Principal	14.36% 11,885,180 - 40,800 - 237,100 574,240 11,885,180 - 40,800 - 237,100 574,240 12,737,320	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030	14.32% 18,036,400 81,600 19,270,350 18,036,400
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues: EXPENSES Personnel Costs Executive Director Principal	14.36% 11,885,180 40,800 237,100 574,240 12,737,320 11,885,180 40,800 237,100 574,240 12,737,320	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030	14.32% 18,036,400 81,600 19,270,350 18,036,400
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenue SPED Discretionary Unit Total Actual Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Foundation Director	14.36% 11,885,180 40,800 237,100 574,240 12,737,320 11,885,180 40,800 237,100 574,240 12,737,320	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030	14.32% 18,036,400 81,600 19,270,350 18,036,400
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s)	14.36% 11,885,180 40,800 237,100 574,240 12,737,320 11,885,180 40,800 237,100 574,240 12,737,320	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030	14.32% 18,036,400 81,600 19,270,350 81,4,000 19,270,350 338,350 81,4,000 19,270,350
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenue EXPENSES EXPENSES Executive Director Principal Assistant Principal(s) Foundation Director Lead Teacher Curriculum Coach	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100 574,240 12,737,320 - 217,327 289,245 - 48,200	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030	14.32% 18,036,400 81,600 19,270,350 81,600 19,270,350 330,055 442,085 48,200
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Foundation Director Lead Teacher Curriculum Coach Read by 3 Coaches	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100 574,240 12,737,320 - 217,327 289,245 - 48,200 51,000	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030 112,728 152,840	14.32% 18,036,400 81,600 19,270,350 18,036,400 19,270,350 338,350 814,000 19,270,350
REVENUE (@ 100%) Budget Revenue Class Reduction (Kinder Only) Read by 3 Grant Other Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NLSP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Actual Revenue EXPENSES EXPENSES Executive Director Principal Assistant Principal(s) Foundation Director Lead Teacher Curriculum Coach	14.36% 11,885,180 - 40,800 - 237,100 574,240 12,737,320 11,885,180 - 40,800 - 237,100 574,240 12,737,320 - 217,327 289,245 - 48,200	14.26% 6,151,220 - 40,800 - 101,250 239,760 6,533,030 6,151,220 - 40,800 - 101,250 239,760 6,533,030	14.32% 18,036,400 - 81,600 - 338,350 814,000 - 81,600 - 338,350 814,000 - 330,355 442,085

Somerset Losee E/M/H	17-18
Principal	2
Assistant Principal	3
Classroom Teachers (Core)	66
Classroom Teachers (Special)	13.00
Special Education Teachers	10
Counselor	3
Curriculum Coach	1
Office Manager	2
Registrar	2
Teacher Assistants	17.5
Clinic Aide / FASA	2
Campus Monitor/Custodian	3
Receptionist	3
Cafeteria Manager	2
Total Staffing Costs:	5,200,871
	129.5
Somerset Stephanie	17-18
Principal	1
Assistant Principal	2
Classroom Teachers (Core)	36
Classroom Teachers (Special)	7.50
Special Education Teachers	3
Counselor	1
Curriculum Coach	1
Office Manager	1
Registrar	1
Teacher Assistants	11
Clinic Aide / FASA	1
Campus Monitor/Custodian	2
Receptionist	1
Cafeteria Manager	0
Total Staffing Costs:	2,756,221
	68.5

SPED Facilitator	64.768	32,200	96,968
Speech Pathologist	39,500	32,200	39,500
School Psychologist	-		-
School Nurse	-		-
Office Manager/ Registrar / Banker	193,148	91,174	284,322
Secretary & FASA	75,080	43,481	118,561
Teacher Assistants	303,490	204,925	508,415
SPED Teacher Assistants	-	20.000	-
Campus Monitors Cafeteria Manager	54,160 28,980	28,000 18,000	82,160 46,980
On Campus Sub	31,600	26,076	57,676
Total Salaries and Wages	5,200,871	2,756,221	7,957,092
PERS	1,448,963	764,024	2,212,987
Insurances (Health/Dental/Vision, ect)	581,232	311,153	892,385
Workers Comp/FUTA/SUTA	144,172	76,261	220,433
Medicare/SS Incentives / Bonuses	101,417	53,746	155,163
Tuition Reimbursements	10,000	5,000	15,000
Subst. Teachers (10 days/Teacher)	101,900	43,674	145,574
Total Payroll / Benefits and Related	7,588,555	4,010,080	11,598,635
Operations	Los Elm/MH	Steph	Losee/Steph
Consumables	183,275	73,600	256,875
Zion's FFE Lease - payments	392,376	208,492	600,868
Office Supplies	23,000	10,500	33,500
Classroom Supplies Copier Supplies	54,000	25,000	79,000
Nursing Supplies	-		
SPED Supplies	23,500	10,500	34,000
Athletics	28,500	1,000	29,500
Dues and Fees	10,000	5,000	15,000
Lunch Program	13,000	1,000	14,000
Travel Reimbursement	10,000	4,000	14,000
Special Education Contracted Services	187,000	105,000	292,000
Management Fee Payroll Services	794,700	411,300	1,206,000
Audit	10,000	5,000	15,000
Legal Fees	11,000	6,000	17,000
IT Services - Monthly	74,172	38,388	112,560
IT Set-up Fees	16,000	5,000	21,000
Website	6,000	1,500	7,500
Copier / Printing	114,000	56,000	170,000
Infinite Campus State Administrative Fee (1.5%)	5,000 178,278	1,500 92,268	6,500 270,546
Affiliation Fee - Inc. (1/2 of 1%)	59,426	30,756	90,182
Affiliation Fee - Battle of the books	3,000	1,500	4,500
Affiliation Fee - Professional Development (1/2 of 1%)	56,426	29,256	85,682
Phone and Communications (with E-rate discount)	26,000	13,000	39,000
Postage	3,000	1,250	4,250
Background and Fingerprinting	3,000	750	3,750
Facility and School Insurances Loan payments	35,000	18,000	53,000
Other Purchases	7,000	1,500	8,500
Total	2,326,653	1,157,061	3,483,713
Facilities			
Public Utilities	208,000	105,000	313,000
Fire and Security alarms	14,000	7,000	21,000
Contracted Janitorial	145,547	67,620	213,167
Custodial Supplies	27,000	14,500	41,500
Facility Maintenance Summer Maintenance	42,500 18,000	21,500 8,500	64,000 26,500
Lawn Care	18,100	10,000	28,100
AC Maintenance & Repair	20,000	10,000	30,000
Total	493,147	244,120	737,267
Total Expenses	10,408,354	5,411,261	15,819,615
G. I. I. I. B.			
Scheduled Lease Payment	1,745,000	900,000	2,645,000
Scheduled Bond Payment Assessments	-		
(155055meths			
Surplus (Revenues-Total Expenses-Lease-Bond)	583,966	221,769	805,735
	4.58%	3.39%	4.18%

Somerset 17-18 Los Elm/MH Steph Losee/Steph

Somerset 18-19	Los Elm/MH	Steph	Losee/Steph
WFTE Gross Value \$	-,	\$ 6,820	\$ 6,820
Total Students (FTEs) Kinder	1,860 125	980 100	2,840 225
1st Grade	125	100	225
2nd Grade	125	100	225
3rd Grade	125	100	225
4th Grade 5th Grade	125 125	125 125	250 250
6th Grade	180	120	300
7th Grade	180	120	300
8th Grade 9th Grade	180 210	90	270
10th Grade	180	-	180
11th Grade	120	<u> </u>	120
12th Grade Total Students (FTEs)	1,860	980	2,840
TEACHING STAFF			
Classroom Teachers	67.0	37.0	104.0
SPED Teachers Art Teacher	9.5 2.0	4.0 1.0	13.5 3.0
Music	2.0	1.0	3.0
PE Teacher	2.0	1.0	3.0
Dance Technology (STEM)	0.0 2.0	0.0 1.0	0.0 3.0
Theatre	0.0	0.0	0.0
Spanish / Language	2.0	1.0	3.0
Additional Elective Teachers Total Teaching Staff	1.0 87.50	1.5 47.50	2.5 135.00
	37.30	47.30	133.00
ADMIN & SUPPORT Executive Director & Assistant	0.0	0.0	0.0
Principal	1.0	1.0	2.0
Assistant Principal	4.0	2.0	6.0
Lead Teacher(s) Counselor/ Student Support Advocate	0.0 2.0	0.0 1.0	0.0 3.0
Curriculum Coach	2.0	1.0	3.0
Office Manager	2.0	1.0	3.0
Registrar	2.0 14.0	1.0 10.0	3.0 24.0
Teacher Assistants Clinic Aide/ FASA	2.0	1.0	3.0
Campus Monitor/Custodian	4.0	1.0	5.0
Receptionist	2.5	1.0	3.5
Cafeteria Manager Total Admin & Support	2.0 37.50	1.0 21.00	3.0 58.50
Total # Teachers Total # Admin & Support	87.50 37.50	47.50 21.00	135.00 58.50
Total Staff	125.00	68.50	193.50
	520/	550/	520/
Total Salaries & Benefits as % of Expenses Student/teacher ratio	52% 21.3	55% 20.6	53% 21.0
	49.6	46.7	48.5
Student/staff ratio	45.0		
Student/staff ratio Rent as % of Expenses	0.00%	0.00%	0.00%
Rent as % of Expenses		0.00%	0.00%
Rent as % of Expenses REVENUE (@ 100%)	0.00%		
Rent as % of Expenses		0.00% 6,683,600 20,000	19,368,800
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s)	12,685,200	6,683,600	19,368,800
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B)	0.00% 12,685,200 40,000 - 37,500	6,683,600 20,000 123,750	19,368,800 60,000 - 161,250
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit	12,685,200 40,000 37,500 645,280	6,683,600 20,000 123,750 293,040	19,368,800 60,000 - 161,250 938,320
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B)	0.00% 12,685,200 40,000 - 37,500	6,683,600 20,000 123,750	19,368,800 60,000 - 161,255 938,320 20,528,370
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP	12,685,200 40,000 - 37,500 645,280 13,407,980	6,683,600 20,000 123,750 293,040 7,120,390	19,368,800 60,000 - 161,25 938,32(20,528,37(19,368,800
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue Actual Revenue NSLP Grant(s)	12,685,200 40,000 - 37,500 645,280 13,407,980 12,685,200 40,000	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000	19,368,800 60,000 161,255 938,320 20,528,370 19,368,800 60,000
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B)	12,685,200 40,000 - 37,500 645,280 13,407,980 12,685,200 40,000 - 37,500	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 - 123,750	19,368,800 60,000
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue Actual Revenue NSLP Grant(s)	12,685,200 40,000 - 37,500 645,280 13,407,980 12,685,200 40,000	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000	19,368,800 60,000 - 161,255 938,32(20,528,37(19,368,800 60,000 - 161,25(938,32(
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues:	0.00% 12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 - 37,500 645,280	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040	19,368,800 60,000 - 161,255 938,32(20,528,37(19,368,800 60,000 - 161,25(938,32(
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit	0.00% 12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 - 37,500 645,280	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040	19,368,800 60,000 - 161,255 938,32(20,528,37(19,368,800 60,000 - 161,25(938,32(
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES EXPENSES Expersonnet Costs Executive Director	12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390	19,368,800 60,000 161,255 938,320 20,528,370 19,368,800 60,000 161,255 938,320 20,528,370
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal	12,685,200 40,000 - 37,500 645,280 13,407,980 - 37,500 645,280 13,407,980 Los Elm/MH - 125,000	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph	19,368,800 60,000 - 161,250 938,320 20,528,370 19,368,800 60,000 - 161,250 938,320 20,528,370 Losee/Steph -
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue SEPEN Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s)	12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390	19,368,800 60,000 - 161,250 938,320 20,528,370 19,368,800 60,000 - 161,250 938,320 20,528,370 Losee/Steph -
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher	0.00% 12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 - 37,500 645,280 13,407,980 Los Elm/MH - 125,000 286,000	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 - 123,750 293,040 7,120,390 Steph	19,368,800 60,000 161,255 938,322 20,528,377 19,368,800 60,000 161,255 938,322 20,528,370 Losee/Steph - 220,000 431,000
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue SEPEN Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s)	12,685,200 40,000 - 37,500 645,280 13,407,980 - 37,500 645,280 13,407,980 Los Elm/MH - 125,000	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph	19,368,800 60,000 161,255 938,320 20,528,377 19,368,800 60,000 161,255 938,320 20,528,370 Losee/Steph 220,000 431,000
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries	0.00% 12,685,200 40,000	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 - 123,750 293,040 7,120,390 Steph - 95,000 145,000 - 50,000 54,793	19,368,800 60,000 . 161,255 938,322 20,528,377 19,368,800 60,000 . 161,255 938,322 20,528,370 Losee/Steph . 220,000 431,000 204,793 5,289,756
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers	0.00% 12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 Los Elm/MH - 125,000 286,000 110,000 150,000 3,354,000 408,500	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph 95,000 145,000 50,000 54,793	19,368,800 60,000 161,255 938,322 20,528,370 19,368,800 60,000
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers SPED Teachers SPED Facilitator	0.00% 12,685,200 40,000 - 37,500 645,280 13,407,980 12,685,200 40,000 - 37,500 645,280 13,407,980 Los Elm/MH - 125,000 286,000 - 110,000 150,000 3,354,000 408,500 64,750	5,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph - 95,000 145,000 54,793 1,935,750 178,000	19,368,800 60,000 161,255 938,320 20,528,377 19,368,800 60,000 161,255 938,320 20,528,370 Losee/Steph 220,000 431,000 204,793 5,289,756 586,500 64,750
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers SPED Teachers SPED Teachers SPED Facilitator Speech Pathologist	0.00% 12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 Los Elm/MH - 125,000 286,000 110,000 150,000 3,354,000 408,500	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 - 123,750 293,040 7,120,390 Steph - 95,000 145,000 - 50,000 54,793	19,368,800 60,000 161,255 938,320 20,528,377 19,368,800 60,000 161,255 938,320 20,528,370 Losee/Steph 220,000 431,000 204,793 5,289,756 586,500 64,750
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers SPED Teachers SPED Facilitator	0.00% 12,685,200 40,000 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 Los Elm/MH - 125,000 286,000 - 110,000 3,354,000 408,500 64,750 29,625	5,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph - 95,000 145,000 54,793 1,935,750 178,000	19,368,800 60,000 161,255 938,320 20,528,377 19,368,800 60,000 161,255 938,320 20,528,370 Losee/Steph 220,000 431,000 204,793 5,289,756 586,500 64,750
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers SPED Facilitator Speech Pathologist School Nurse Grant funded positions	0.00% 12,685,200 40,000 - 37,500 645,280 13,407,980 12,685,200 40,000 - 37,500 645,280 13,407,980 Los Elm/MH - 125,000 286,000 - 110,000 3,354,000 408,500 64,750 29,625	5,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph - 95,000 145,000 54,793 1,935,750 178,000 - 32,200	19,368,800 60,000 161,255 938,320 20,528,370 19,368,800 60,000 161,255 938,320 20,528,370 Losee/Steph 220,000 431,000 204,735 5,289,755 586,500 64,750 61,825
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor' / Student Support Advocate/Dean Teachers Salaries SPED Facilitator SPED Facilitator Speech Pathologist School Nurse Grant funded positions Office Manager/ Registrar / Banker	0.00% 12,685,200 40,000 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 125,000 286,000 110,000 3,354,000 408,500 64,750 29,625	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 - 123,750 293,040 7,120,390 Steph - 95,000 145,000 54,793 1,935,750 178,000 - 32,200 - - - - - - - - - - - - - - - - - -	19,368,800 60,000 161,255 938,322 20,528,377 19,368,800 60,000 161,255 938,322 20,528,370 Losee/Steph 220,000 431,000 204,793 5,289,756 586,500 64,750 61,825
Revenue (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers SPED Facilitator SPED Tachlitator Spech Pathologist School Psychologist School Nurse Grant funded positions Office Manager/ Registrar / Banker Secretary & FASA	12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 Los Elm/MH - 125,000 286,000 150,000 3,354,000 408,500 64,750 29,625	\$123,750 293,040 7,120,390 6,683,600 20,000 1123,750 293,040 7,120,390 \$123,750 293,040 7,120,390 \$145,000 145,000 54,793 1,935,750 178,000 1,935,750 178,000 1,935,750 178,000 1,935,750 178,000 1,935,750 178,000 1,935,750 178,000 1,935,750 1,93	19,368,800 60,000 161,255 938,322 20,528,377 19,368,800 60,000 161,255 938,322 20,528,370 Losee/Steph 220,000 431,000 204,79; 5,289,756 61,825
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor' / Student Support Advocate/Dean Teachers Salaries SPED Facilitator SPED Facilitator Speech Pathologist School Nurse Grant funded positions Office Manager/ Registrar / Banker	0.00% 12,685,200 40,000 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 125,000 286,000 110,000 3,354,000 408,500 64,750 29,625	6,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 - 123,750 293,040 7,120,390 Steph - 95,000 145,000 54,793 1,935,750 178,000 - 32,200 - - - - - - - - - - - - - - - - - -	19,368,800 60,000 161,255 938,322 20,528,377 19,368,800 60,000 161,255 938,322 20,528,376 Losee/Steph 220,000 431,000 204,793 5,289,756 586,500 64,756 61,822 - 243,000 112,500 414,720
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Facilitator Speech Pathologist School Psychologist School Nurse Grant funded positions Office Manager/ Registrar / Banker Secretary & FASA Teacher Assistants Campus Monitors Cafeteria Manager	12,685,200 40,000	5,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph - 95,000 145,000 54,793 1,935,750 178,000 - 32,200 - 32,200 - 81,000 30,420 172,800	19,368,800 60,000 161,255 938,322 20,528,377 19,368,800 60,000 161,255 938,322 20,528,370 220,000 431,000 204,792 5,289,750 64,755 61,822 243,000 112,500 414,722 120,166
Rent as % of Expenses REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues EXPENSES EXPENSES EXPENSES Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers SPED Facilitator Speech Pathologist School Psychologist School Psychologist School Nurse Grant funded positions Office Manager/ Registrar / Banker Secretary & FASA Teacher Assistants Campus Monitors Cafeteria Manager On Campus Sub	12,685,200 40,000 37,500 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 125,000 286,000 286,000 110,000 3,354,000 408,500 64,750 29,625 162,000 82,080 241,920 92,160 34,560	5,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 123,750 293,040 7,120,390 Steph - 95,000 145,000 5,4793 1,935,750 178,000 - 32,200 - 81,000 30,420 172,800 28,000 18,000	19,368,800 60,000 161,255 938,322 20,528,377 19,368,800 60,000 161,255 938,322 20,528,376 20,528,376 160,000 204,797 5,289,756 61,825 - 243,000 112,500 414,720 120,166 52,560
REVENUE (@ 100%) Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Facilitator Speech Pathologist School Psychologist School Nurse Grant funded positions Office Manager/ Registrar / Banker Secretary & FASA Teacher Assistants Campus Monitors Cafeteria Manager	0.00% 12,685,200 40,000 645,280 13,407,980 12,685,200 40,000 37,500 645,280 13,407,980 125,000 286,000 110,000 3,354,000 408,500 64,750 29,625 162,000 82,080 241,920 92,160	5,683,600 20,000 123,750 293,040 7,120,390 6,683,600 20,000 7,120,390 5,000 145,000 145,000 54,793 1,935,750 178,000 - - - 81,000 30,420 172,800 28,000 18,000 18,000	19,368,800 60,000 161,255 938,322 20,528,377 19,368,800 60,000 161,255 938,322 20,528,370 220,000 431,000 204,792 5,289,750 64,755 61,822 243,000 112,500 414,722 120,166

Somerset Losee E/M/H	18-19	
Principal	1.0	
Assistant Principal	4.0	
Classroom Teachers (Core)	67.0	
Classroom Teachers (Special)	11.0	
Special Education Teachers	9.5	
Counselor	2.0	
Curriculum Coach	2.0	
Office Manager	2.0	
Registrar	2.0	
Teacher Assistants	14.0	275000
Clinic Aide / FASA	2.0	275000
Campus Monitor/Custodian	4.0	
Receptionist	2.5	
Cafeteria Manager	2.0	
Total Staffing Costs:	5,140,595	
3	125.0	
Somerset Stephanie	18-19	
Principal Assistant Principal	1.0 2.0	
'		
Classroom Teachers (Core)	37.0	
Classroom Teachers (Special) Special Education Teachers	6.5 4.0	
Special Education Teachers Counselor	1.0	
Curriculum Coach	1.0	
Office Manager	1.0	
Office Manager Registrar	1.0	
Registrar Teacher Assistants	10.0	
Clinic Aide / FASA	1.0	
Campus Monitor/Custodian	1.0	
	1.0	
Receptionist Cafeteria Manager	1.0	
Total Staffing Costs:	2,820,963	
Total Starring Costs:	68.5	
	00.5	

Insurance/Employment Taxes/Other Benefits	835,347	458,406	1,293,753
Incentives / Bonuses	=	· =	-
Tuition Reimbursements	10,000	5,000	15,000
Subst. Teachers (10 days/Teacher)	131,250	71,250	202,500
Total Payroll / Benefits and Related	7,556,558	4,145,489	11,702,047
Operations	Los Elm/MH	Steph	Losee/Steph
Consumables	186,000	98,000	284,000
Lease payments/Curriculum	460,000	185,000	645,000
Office Supplies	24,180	12,740	36,920
Classroom Supplies	50,220	26,460	76,680
Copier Supplies	7,440	3,920	11,360
Nursing Supplies	5,580	2,940	8,520
SPED Supplies	26,160	11,880	38,04
Athletics	26,000	1,000	27,000
Dues and Fees	7,000	3,500	10,500
Lunch Program	2,000	1,000	3,000
Travel Reimbursement	7,000	3,500	10,500
Special Education Contracted Services	235,000	130,000	365,000
Management Fee	837,000	441,000	1,278,000
Payroll Services	-	-	-
Audit / Accounting	12,500	6,250	18,750
Legal Fees	13,000	6,500	19,500
IT Services - Monthly	78,120	41,160	119,280
IT Set-up Fees	17,500	4,500	22,000
Website	6,000	3,000	9,000
Copier / Printing	110,000	56,000	166,000
Infinite Campus	4,000	2,000	6,000
State Administrative Fee (1.5%)	187,767	100,254	288,023
Affiliation Fee - Inc. (1/2 of 1%)	62,589	33,418	96,007
Affiliation Fee - Battle of the books	3,000	1,500	4,500
Affiliation Fee - Training (1/2 of 1%)	59,589	31,918	91,507
Training and Development (outside affiliation fees) Phone and Communications (with E-rate discount)	-	-	-
	35,600	16,600	52,200
Postage / Marketing	3,000 2,400	1,250 600	4,250 3,000
Background and Fingerprinting Facility and School Insurances	33,000	19,000	52,000
Other Purchases	5,000	1,500	6,500
Total	2,506,645	1,246,390	3,753,035
Facilities	2,300,043	1,240,330	3,733,03.
Public Utilities	270,000	110,000	380,000
Fire and Security alarms	21,630	7,210	28,840
Contracted Janitorial	200,000	67,620	267,620
Custodial Supplies	27,900	14,700	42,600
Facility Maintenance	50,000	22,000	72,000
Summer Maintenance	27,000	12,000	39,000
Lawn Care	14,000	10,000	24,000
AC Maintenance & Repair	36,000	16,000	52,000
Total	646,530	259,530	906,060
•			
Total Expenses	10,709,733	5,651,409	16,361,142
Sahadulad Lagra Payment		Ι Π	1
Scheduled Lease Payment Scheduled Royal Payment (2015 Royal)	-	·	1
Scheduled Bond Payment (2015 Bond) Assessments	-	-	1
	2,000,000	955,000	2,955,000
Anticipated Bond Payments (2018 Bond)	2,000,000	955,000	2,955,000
Surplus (Revenues-Total Expenses-Lease-Bond)	698,247	513,981	1,212,228

Somerset 18-19 Los Elm/MH Steph Losee/Steph TRUE

Somerset 19-20	Los Elm/MH	Steph	Losee/Steph
WFTE Gross Value		\$ 6,922	\$ 6,922
Total Students (FTEs)	2,010	985	2,995
Kinder	125	100	225
1st Grade	125	100	225
2nd Grade	125	100	225
3rd Grade	125	100	225
4th Grade 5th Grade	125 125	100 125	225
6th Grade	180	120	300
7th Grade	180	120	300
8th Grade	180	120	300
9th Grade	210	-	210
10th Grade	210	-	210
11th Grade 12th Grade	180 120	-	180
Total Students (FTEs)	2,010	985	2,995
TEACHING STAFF			
Classroom Teachers	72	37	109.0
SPED Teachers	11	4	15.0
Art Teacher	2	1	3.0
Music	2	1	3.0
PE Teacher	2	1	3.0
Dance Technology (STEM)	0 2	0 1	0.0 3.0
Theatre	0	0	0.0
Spanish / Language	2	1	3.0
Additional Elective Teachers	3	1.5	4.5
Total Teaching Staff	96.00	47.50	143.50
ADMIN 9 CURRORT			
ADMIN & SUPPORT Executive Director & Assistant	0.0	0.0	0.0
Principal	1.0	1.0	2.0
Assistant Principal	4.0	2.0	6.0
Lead Teacher(s)	0.0	0.0	0.0
Counselor/ Student Support Advocate	2.0	1.0	3.0
Curriculum Coach	2.0	1.0	3.0
Office Manager	3.0	1.0	4.0
Registrar	2.0	1.0	3.0
Teacher Assistants Clinic Aide/ FASA	16.0 2.0	10.0 1.0	26.0 3.0
Campus Monitor/Custodian	4.0	1.0	5.0
Receptionist	2.5	1.0	3.5
Cafeteria Manager	2.0	1.0	3.0
Total Admin & Support	40.50	21.00	61.50
Total # Teachers Total # Admin & Support	96.00 40.50	47.50 21.00	143.50 61.50
Total Staff	136.50	68.50	205.00
Total stall	150.50	50.50	203.00
Total Salaries & Benefits as % of Expenses	63%	64%	63%
Student/teacher ratio	20.9	20.7	20.9
Student/staff ratio	49.6	46.9	48.7
Rent as % of Expenses	0.00%	0.00%	0.00%
DEVENUE (@ 1000/)			
REVENUE (@ 100%) Budget Revenue	12 012 022	6,818,466	20 722 200
NSLP	13,913,823 40,000	20,000	20,732,289 60,000
Grant(s)	40,000	20,000	50,000
Special Ed Funding (Part B)	37,500	123,750	161,250
SPED Discretionary Unit	645,280	293,040	938,320
Total Revenues	14,636,603	7,255,256	21,891,859
Actual Revenue	14,190,715	6,818,466	20,732,289
NSLP	40,000	20,000	60,000
Grant(s)		-	-
Grant(s)			161,250
Special Ed Funding (Part B)	37,500	123,750	101,230
* *	37,500 645,280	123,750 293,040	
Special Ed Funding (Part B)			938,320
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES	645,280 14,913,495	293,040 7,255,256	938,320 21,891,859
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs	645,280	293,040	938,320
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director	645,280 14,913,495 Los Elm/MH	293,040 7,255,256 Steph	938,320 21,891,859 Losee/Steph
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal	645,280 14,913,495 Los Elm/MH - 126,875	293,040 7,255,256 Steph - 96,425	938,320 21,891,859 Losee/Steph
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s)	645,280 14,913,495 Los Elm/MH	293,040 7,255,256 Steph	938,320 21,891,859 Losee/Steph
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher	645,280 14,913,495 Los Elm/MH - 126,875 290,290 -	293,040 7,255,256 Steph - 96,425 147,175 -	938,320 21,891,855 Losee/Steph - 223,300 437,465
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach	645,280 14,913,495 Los Elm/MH - 126,875 290,290 - 111,650	293,040 7,255,256 Steph - 96,425 147,175 - 50,750	938,320 21,891,855 Losee/Steph - 223,300 437,465 - 162,400
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean	645,280 14,913,495 Los Elm/MH - 126,875 290,290 - 111,650 152,250	293,040 7,255,256 Steph - 96,425 147,175 - 50,750 55,615	938,320 21,891,855 Losee/Steph - 223,300 437,465 - 162,400 207,865
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries	645,280 14,913,495 Los Elm/MH - 126,875 290,290 - 111,650 152,250 3,710,250	293,040 7,255,256 Steph - 96,425 147,175 - 50,750 55,615 1,964,025	938,320 21,891,855 Losee/Steph - 223,300 437,465 - 162,400 207,865 5,674,275
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers	645,280 14,913,495 Los Elm/MH - 126,875 290,290 - 111,650 152,250 3,710,250 480,150	293,040 7,255,256 Steph - 96,425 147,175 - 50,750 55,615	938,320 21,891,859 Losee/Steph - 223,300 437,465 - 162,400 207,865 5,674,275 660,750
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries	645,280 14,913,495 Los Elm/MH - 126,875 290,290 - 111,650 152,250 3,710,250	293,040 7,255,256 Steph - 96,425 147,175 - 50,750 55,615 1,964,025	938,320 21,891,859

Somerset Losee E/M/H	19-20
Principal	1.0
Assistant Principal	4.0
Classroom Teachers (Core)	72.0
Classroom Teachers (Special)	13.0
Special Education Teachers	11.0
Counselor	2.0
Curriculum Coach	2.0
Office Manager	3.0
Registrar	2.0
Teacher Assistants	16.0
Clinic Aide / FASA	2.0
Campus Monitor/Custodian	4.0
Receptionist	2.5
Cafeteria Manager	2.0
Total Staffing Costs:	5,637,00
	136.5
Somerset Stephanie	19-20
Principal	1.0
Assistant Principal	2.0
Classroom Teachers (Core)	37.0
Classroom Teachers (Special)	6.5
Special Education Teachers	4.0
Counselor	1.0
Curriculum Coach	1.0
Office Manager	1.0
Registrar	1.0
Teacher Assistants	10.0
Clinic Aide / FASA	1.0
Campus Monitor/Custodian	1.0
Receptionist	1.0
Receptionist Cafeteria Manager	1.0
Total Staffing Costs:	2,865,86
Total Starring Costs:	68.5
	08.5

School Nurse	-	-	-
Grant funded positions	-	-	-
Office Manager/ Registrar / Banker	164,430	82,215	246,645
Secretary & FASA	83,790	30,876	114,666
Teacher Assistants	282,240	176,400	458,640
Campus Monitors	94,080	28,420	122,500
Cafeteria Manager	35,280	18,360	53,640
On Campus Sub	-	-	-
Total Salaries and Wages	5,637,006	2,865,861	8,502,867
PERS	1,578,362	802,441	2,380,803
Insurance/Employment Taxes/Other Benefits	930,106	472,867	1,402,973
Incentives / Bonuses	-	-	-
Tuition Reimbursements	10,000	5,000	15,000
Subst. Teachers (10 days/Teacher)	144,000	71,250	215,250
Total Payroll / Benefits and Related	8,299,474	4,217,419	12,516,893
Operations	Los Elm/MH	Steph	Losee/Steph
Consumables	201,000	98,500	299,500
Lease payments/Curriculum	465,000	190,000	655,000
Office Supplies	24,180	12,805	36,985
Classroom Supplies	50,220	26,595	76,815
Copier Supplies	7,440	3,940	11,380
Nursing Supplies	5,580	2,955	8,535
SPED Supplies	26,160	11,880	38,040
Athletics	26,000	1,000	27,000
Dues and Fees	7,000	3,500	10,500
Lunch Program	2,000	1,000	3,000
Travel Reimbursement	7,000	3,500	10,500
Special Education Contracted Services	250,000	135,000	385,000
Management Fee	837,000	443,250	1,280,250
Payroll Services	-	-	-
Audit / Accounting	12,000	6,000	18,000
Legal Fees	13,000	6,500	19,500
IT Services - Monthly	78,120	41,370	119,490
IT Set-up Fees	17,500	4,500	22,000
Website	6,000	3,000	9,000
Copier / Printing	113,300	56,650	169,950
Infinite Campus	4,000	2,000	6,000
State Administrative Fee (1.5%)	187,767	102,277	290,044
Affiliation Fee - Inc. (1/2 of 1%)	62,589	34,092	96,681
Affiliation Fee - Battle of the books	3,000	1,500	4,500
Affiliation Fee - Training (1/2 of 1%)	59,589	32,592	92,181
Training and Development (outside affiliation fees)	-	-	-
Phone and Communications (with E-rate discount)	35,600	16,600	52,200
Postage / Marketing	3,000	1,250	4,250
Background and Fingerprinting	2,400	600	3,000
Facility and School Insurances	33,000	19,000	52,000
Other Purchases	5,000	1,500	6,500
Total	2,544,445	1,263,356	3,807,801
Facilities			
Public Utilities	300,000	112,500	412,500
Fire and Security alarms	21,900	7,300	29,200
Contracted Janitorial	204,000	68,544	272,544
Custodial Supplies	27,900	14,775	42,675
Facility Maintenance	50,000	22,000	72,000
Summer Maintenance	27,000	12,000	39,000
Lawn Care	16,000	11,000	27,000
AC Maintenance & Repair	40,000	16,500	56,500
Total	686,800	264,619	951,419
Total Expenses	11,530,719	5,745,394	17,276,113
Scheduled Lease Payment	-	-	-
Scheduled Bond Payment (2015 Bond)	-	-	-
Assessments	-	-	-
Anticipated Bond Payments (2018 Bond)	2,000,000	955,000	2,955,000
		,	
Surplus (Revenues-Total Expenses-Lease-Bond)	1,105,884	554,861	1,660,746
		,	
	7.6%	7.6%	7.6%

Somerset 19-20 Los Elm/MH Steph Losee/Steph TRUE

Somerset 20-21	Los Elm/MH	Steph	Losee/Steph
WFTE Gross Value \$	-,	\$ 6,991	\$ 6,902
Total Students (FTEs) Kinder	2,130 125	960 100	3,090
1st Grade	125	100	225
2nd Grade	125	100	225
3rd Grade	125	100	225
4th Grade	125	100	225
5th Grade 6th Grade	125 180	100 120	225 300
7th Grade	180	120	300
8th Grade	180	120	300
9th Grade	240	-	240
10th Grade 11th Grade	210 210	-	210 210
12th Grade	180	-	180
Total Students (FTEs)	2,130	960	3,090
TEACHING STAFF			
Classroom Teachers	76	36	112
SPED Teachers Art Teacher	12 2	4 1	16 3
Music	2	1	3
PE Teacher	2	1	3
Dance	0	0	0
Technology (STEM) Theatre	2 0	1 0	3
Ineatre Spanish / Language	2	1	3
Additional Elective Teachers	4.0	1.5	6
Total Teaching Staff	102.00	46.50	148.50
ADMIN & SUPPORT			
Executive Director & Assistant Principal	0.0	0.0	0.0
Assistant Principal	1.0 4.0	1.0 2.0	2.0 6.0
Lead Teacher(s)	0.0	0.0	0.0
Counselor/ Student Support Advocate	4.0	1.0	5.0
Curriculum Coach	2.0	1.0	3.0
Office Manager Registrar	2.0 2.0	1.0 1.0	3.0 3.0
Teacher Assistants	17.0	10.0	27.0
Clinic Aide/ FASA	2.0	1.0	3.0
Campus Monitor/Custodian	4.0	1.0	5.0
Receptionist Cafeteria Manager	2.5 2.0	1.0 1.0	3.5 3.0
Total Admin & Support	42.50	21.00	63.50
Total # Teachers Total # Admin & Support	102.00 42.50	46.50 21.00	148.50 63.50
Total Staff	144.50	67.50	212.00
	2		
Total Salaries & Benefits as % of Expenses	63%	64%	63%
Student/teacher ratio	20.9	20.6	20.8
Student/staff ratio	50.1	45.7	48.7
Rent as % of Expenses	0.00%	0.00%	0.00%
REVENUE (@ 100%)	44 004 000	6 744 574	24 500 070
Budget Revenue NSLP	14,891,299 40,000	6,711,571 20,000	21,602,870 60,000
Grant(s)	40,000	20,000	-
Special Ed Funding (Part B)	37,500	123,750	161,250
SPED Discretionary Unit	666,000	293,040	959,040
Total Revenues	15,634,799	7,148,361	22,783,160
Actual Revenue	14,891,299	6,711,571	21,602,870
NSLP Grant(s)	40,000	20,000	60,000
Grant(s)	-	-	161,250
Special Ed Funding (Part R)	27 500	122 750	
Special Ed Funding (Part B) SPED Discretionary Unit	37,500 666,000	123,750 293.040	
Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues:	37,500 666,000 15,634,799	123,750 293,040 7,148,361	959,040 22,783,160
SPED Discretionary Unit Total Revenues: EXPENSES	666,000 15,634,799	293,040 7,148,361	959,040 22,783,160
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs	666,000	293,040	959,040
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director	666,000 15,634,799 Los Elm/MH	293,040 7,148,361 Steph	959,040 22,783,160 Losee/Steph
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs	666,000 15,634,799	293,040 7,148,361	959,040 22,783,160 Losee/Steph - 225,500
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal	666,000 15,634,799 Los Elm/MH - 128,125	293,040 7,148,361 Steph - 97,375	959,040 22,783,160 Losee/Steph - 225,500
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach	666,000 15,634,799 Los Elm/MH - 128,125 293,150 - 112,750	293,040 7,148,361 Steph - 97,375 146,450 - 51,250	959,040 22,783,160 Losee/Steph - 225,500 439,600 - 164,000
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean	666,000 15,634,799 Los Elm/MH - 128,125 293,150 - 112,750 205,000	293,040 7,148,361 Steph - 97,375 146,450 - 51,250 56,163	959,040 22,783,160 Losee/Steph - 225,500 439,600 - 164,000 261,163
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries	666,000 15,634,799 Los Elm/MH - 128,125 293,150 - 112,750 205,000 3,969,000	293,040 7,148,361 Steph - 97,375 146,450 - 51,250 56,163 1,938,000	959,040 22,783,160 Losee/Steph - 225,500 439,600 - 164,000 261,163 5,907,000
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers	666,000 15,634,799 Los Elm/MH - 128,125 293,150 - 112,750 205,000 3,969,000 529,200	293,040 7,148,361 Steph - 97,375 146,450 - 51,250 56,163	959,040 22,783,160 Losee/Steph - 225,500 439,600 - 164,000 261,163 5,907,000 711,600
SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries	666,000 15,634,799 Los Elm/MH - 128,125 293,150 - 112,750 205,000 3,969,000	293,040 7,148,361 Steph - 97,375 146,450 - 51,250 56,163 1,938,000	959,040 22,783,160 Losee/Steph - 225,500 439,600

Somerset Losee E/M/H	20-21
Principal	1.0
Assistant Principal	4.0
Classroom Teachers (Core)	76.0
Classroom Teachers (Special)	14.0
Special Education Teachers	12.0
Counselor	4.0
Curriculum Coach	2.0
Office Manager	2.0
Registrar	2.0
Teacher Assistants	17.0
Clinic Aide / FASA	2.0
Campus Monitor/Custodian	4.0
Receptionist	2.5
Cafeteria Manager	2.0
Total Staffing Costs:	6,033,54
	144.5
Somerset Stephanie	20-21
Principal	1.0
Assistant Principal	2.0
Classroom Teachers (Core)	36.0
Classroom Teachers (Special)	6.5
Special Education Teachers	4.0
Counselor	1.0
Curriculum Coach	1.0
Office Manager	1.0
Registrar	1.0
Teacher Assistants	10.0
Clinic Aide / FASA	1.0
Campus Monitor/Custodian	1.0
Receptionist	1.0
Cafeteria Manager	1.0
Total Staffing Costs:	2,848,61
	67.5

School Nurse	-	-	-
Grant funded positions	-	-	-
Office Manager/ Registrar / Banker	166,050	83,025	249,075
Secretary & FASA	85,500	31,181	116,681
Teacher Assistants	306,000	180,000	486,000
Campus Monitors	96,000	28,700	124,700
Cafeteria Manager	36,000	18,720	54,720
On Campus Sub	-	-	-
Total Salaries and Wages	6,033,544	2,848,614	8,882,158
PERS	1,672,498	797,612	2,470,110
Insurance/Employment Taxes/Other Benefits	1,010,619	477,143	1,487,761
Incentives / Bonuses	-	-	-
Tuition Reimbursements	10,000	5,000	15,000
Subst. Teachers (10 days/Teacher)	153,000	69,750	222,750
Total Payroll / Benefits and Related	8,879,661	4,198,119	13,077,780
Operations	Los Elm/MH	Steph	Losee/Steph
Consumables	213,000	96,000	309,000
Lease payments/Curriculum	470,000	190,000	660,000
Office Supplies	24,180	12,480	36,660
Classroom Supplies	50,220	25,920	76,140
Copier Supplies	7,440	3,840	11,280
Nursing Supplies	5,580	2,880	8,460
SPED Supplies	26,160	11,880	38,040
Athletics	26,000	1,000	27,000
Dues and Fees	7,000	3,500	10,500
Lunch Program	2,000	1,000	3,000
Travel Reimbursement	7,000	3,500	10,500
Special Education Contracted Services	260,000	150,000	410,000
Management Fee	837,000	432,000	1,269,000
Payroll Services	-	-	-
Audit / Accounting	12,000	6,100	18,100
Legal Fees	13,500	6,750	20,250
IT Services - Monthly	78,120	40,320	118,440
IT Set-up Fees	16,000	4,500	20,500
Website	6,000	3,000	9,000
Copier / Printing	119,900	59,950	179,850
Infinite Campus	4,000	2,000	6,000
State Administrative Fee (1.5%)	187,767	100,674	288,441
Affiliation Fee - Inc. (1/2 of 1%)	62,589	33,558	96,147
Affiliation Fee - Battle of the books	3,000	1,500	4,500
Affiliation Fee - Training (1/2 of 1%)	59,589	32,058	91,647
Training and Development (outside affiliation fees)	-	-	
Phone and Communications (with E-rate discount)	35,600	16,600	52,200
Postage / Marketing	3,250	1,500	4,750
Background and Fingerprinting	2,400	600	3,000
Facility and School Insurances	36,000	19,750	55,750
Other Purchases	5,000	1,500	6,500
Total Facilities	2,580,295	1,264,359	3,844,654
	245.000	445.000	420,000
Public Utilities	315,000	115,000	430,000
Fire and Security alarms	22,500	7,500	30,000
Contracted Janitorial	209,000	70,224	279,224
Custodial Supplies	27,900	14,400	42,300
Facility Maintenance	55,000	23,000	78,000
Summer Maintenance	28,000	12,500	40,500
Lawn Care	16,500	11,250	27,750
AC Maintenance & Repair	45,000	17,000	62,000
Total	718,900	270,874	989,774
Total Company	12 170 056	F 722 2F2	47.042.200
Total Expenses	12,178,856	5,733,352	17,912,208
			
Schodulad Lagra Payment			
Scheduled Lease Payment (2015 Rond)	-	-	
Scheduled Bond Payment (2015 Bond)	-	-	-
Assessments		-	-
Anticipated Bond Payments (2018 Bond)	2,000,000	955,000	2,955,000
			1
Surplus (Revenues-Total Expenses-Lease-Bond)	1,455,943	460,009	1,915,952

Somerset 20-21 Los Elm/MH Steph Losee/Steph TRUE

Somerset 21-22	Los Elm/MH	Steph	Losee/Steph
WFTE Gross Value		\$ 7,075	\$ 7,075
Total Students (FTEs)	2,190	960	3,150
Kinder 1st Grade	125 125	100 100	225
2nd Grade	125	100	225
3rd Grade	125	100	225
4th Grade	125	100	225
5th Grade	125	100	225
6th Grade	180	120	300
7th Grade 8th Grade	180 180	120 120	300
9th Grade	240	-	240
10th Grade	240	-	240
11th Grade	210	-	210
12th Grade	210	-	210
Total Students (FTEs)	2,190	960	3,150
TEACHING STAFF			
Classroom Teachers SPED Teachers	78.0 12.5	36.0 4.0	114.0 16.5
Art Teacher	2.0	1.0	3.0
Music	2.0	1.0	3.0
PE Teacher	2.0	1.0	3.0
Dance	0.0	0.0	0.0
Technology (STEM)	2.0	1.0	3.0
Theatre Spanish / Language	0.0 2.0	0.0 1.0	0.0 3.0
Spanish / Language Additional Elective Teachers	4.0	1.0	5.5
Total Teaching Staff	104.50	46.50	151.00
ADMIN & SUPPORT			
Executive Director & Assistant	0.0	0.0	0.0
Principal Assistant Principal	1.0 4.0	1.0 2.0	2.0 6.0
Lead Teacher(s)	0.0	0.0	0.0
Counselor/ Student Support Advocate	4.0	1.0	5.0
Curriculum Coach	2.0	1.0	3.0
Office Manager	2.0	1.0	3.0
Registrar	2.0	1.0	3.0
Teacher Assistants	17.0	10.0	27.0
Clinic Aide/ FASA Campus Monitor/Custodian	2.0 5.0	1.0 1.0	3.0 6.0
Receptionist	2.5	1.0	3.5
Cafeteria Manager	2.0	1.0	3.0
Total Admin & Support	43.50	21.00	64.50
Total # Teachers Total # Admin & Support	104.50 43.50	46.50 21.00	151.00 64.50
Total Staff	148.00	67.50	215.50
Total Salaries & Benefits as % of Expenses	64%	64%	64%
Student/teacher ratio	21.0	20.6	20.9
Student/staff ratio	50.3	45.7	48.8
Rent as % of Expenses	0.00%	0.00%	0.00%
DELITABLE (O 4000)			
REVENUE (@ 100%)			
REVENUE (@ 100%) Budget Revenue	15,494,013	6,791,896	22.285.910
Budget Revenue NSLP	15,494,013 40,000 -	6,791,896 20,000	
Budget Revenue NSLP Grant(s)	40,000	20,000	60,000
Budget Revenue NSLP	40,000		60,000 - 161,250
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B)	40,000 - 37,500	20,000 123,750	60,000 - 161,250 959,040
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit	40,000 - 37,500 666,000	20,000 123,750 293,040	60,000 - 161,250 959,040 23,466,200
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues	40,000 - 37,500 666,000 16,237,513	20,000 123,750 293,040 7,228,686	60,000 - 161,250 959,040 23,466,200 22,285,910
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s)	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000	20,000 123,750 293,040 7,228,686 6,791,896 20,000	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B)	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s)	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues:	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750	161,250 959,040 23,466,200 22,285,910 60,000
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513 Los Elm/MH	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513 Los Elm/MH	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686 Steph	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513 Los Elm/MH 128,750 294,580 - 113,300	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686 Steph - 97,850 147,900 - 51,500	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600 442,480 - 164,800
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513 Los Elm/MH - 128,750 294,580 - 113,300 206,000	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686 Steph - 97,850 147,900 - 51,500 56,437	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600 442,480 - 164,800 262,437
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513 Los Elm/MH - 128,750 294,580 - 113,300 206,000 4,103,200	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686 Steph - 97,850 147,900 - 51,500 56,437 1,955,000	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600 442,480 - 164,800 262,437 6,058,200
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries SPED Teachers	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513 Los Elm/MH - 128,750 294,580 - 113,300 206,000 4,103,200 557,500	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686 Steph - 97,850 147,900 - 51,500 56,437	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600 442,480 - 164,800 262,437 6,058,200 741,500
Budget Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s) Lead Teacher Curriculum Coach Counselor / Student Support Advocate/Dean Teachers Salaries	40,000 - 37,500 666,000 16,237,513 15,494,013 40,000 - 37,500 666,000 16,237,513 Los Elm/MH - 128,750 294,580 - 113,300 206,000 4,103,200	20,000 123,750 293,040 7,228,686 6,791,896 20,000 - 123,750 293,040 7,228,686 Steph - 97,850 147,900 - 51,500 56,437 1,955,000	60,000 - 161,250 959,040 23,466,200 22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600 442,480 - 164,800 262,437 6,058,200

Somerset Losee E/M/H	21-22
Principal	1.0
Assistant Principal	4.0
Classroom Teachers (Core)	78.0
Classroom Teachers (Special)	14.0
Special Education Teachers	12.5
Counselor	4.0
Curriculum Coach	2.0
Office Manager	2.0
Registrar	2.0
Teacher Assistants	17.0
Clinic Aide / FASA	2.0
Campus Monitor/Custodian	5.0
Receptionist	2.5
Cafeteria Manager	2.0
Total Staffing Costs:	6,236,133
	148.0
Somerset Stephanie	21-22
Principal	1.0
Assistant Principal	2.0
Classroom Teachers (Core)	36.0
Classroom Teachers (Special)	6.5
Special Education Teachers	4.0
Counselor	1.0
Curriculum Coach	1.0
Office Manager	1.0
Registrar	1.0
Teacher Assistants	10.0
Clinic Aide / FASA	1.0
Campus Monitor/Custodian	1.0
Receptionist	1.0
Cafeteria Manager	1.0
Total Staffing Costs:	2,874,845
	67.5

School Nurse	1	I	i
Grant funded positions	-		-
Office Manager/ Registrar / Banker	166,860	83,430	250,290
Secretary & FASA	87,210	31,333	118,543
Teacher Assistants	312,120	183,600	495,720
Campus Monitors	122,400	28,840	151,240
Cafeteria Manager	36,720	19,080	55,800
On Campus Sub	-	-	-
Total Salaries and Wages	6,236,133	2,874,845	9,110,978
PERS	1,728,656	804,957	2,533,613
Insurance/Employment Taxes/Other Benefits	1,060,143	488,724	1,548,866
Incentives / Bonuses	-		-
Tuition Reimbursements	10,000	5,000	15,000
Subst. Teachers (10 days/Teacher)	156,750	69,750	226,500
Total Payroll / Benefits and Related	9,191,682	4,243,275	13,434,957
Operations	Los Elm/MH	Steph	Losee/Steph
Consumables	219,000	96,000	315,000
Lease payments/Curriculum	415,000	190,000	605,000
Office Supplies	24,180	12,480	36,660
Classroom Supplies	50,220	25,920	76,140
Copier Supplies Nursing Supplies	7,440 5,580	3,840 2,880	11,280 8,460
SPED Supplies	26,160	11,880	38,040
Athletics	26,000	1,000	27,000
Dues and Fees	7,000	3,500	10,500
Lunch Program	2,000	1,000	3,000
Travel Reimbursement	7,000	3,500	10,500
Special Education Contracted Services	260,000	150,000	410,000
Management Fee	837,000	432,000	1,269,000
Payroll Services	-		1,203,000
Audit / Accounting	12,500	6,250	18,750
Legal Fees	13,500	6,750	20,250
IT Services - Monthly	78,120	40,320	118,440
IT Set-up Fees	16,000	4,500	20,500
Website	6,000	3,000	9,000
Copier / Printing	122,100	61,050	183,150
Infinite Campus	4,000	2,000	6,000
State Administrative Fee (1.5%)	187,767	101,878	289,645
Affiliation Fee - Inc. (1/2 of 1%)	62,589	33,959	96,548
Affiliation Fee - Battle of the books	3,000	1,500	4,500
Affiliation Fee - Training (1/2 of 1%)	59,589	32,459	92,048
Training and Development (outside affiliation fees)	-	-	-
Phone and Communications (with E-rate discount)	37,000	17,000	54,000
Postage / Marketing	3,250	1,500	4,750
Background and Fingerprinting	2,400	600	3,000
Facility and School Insurances	37,000	20,000	57,000
Other Purchases	5,000	1,500	6,500
Total	2,536,395	1,268,267	3,804,662
Facilities	245.000	445.000	422.000
Public Utilities	316,000	116,000	432,000
Fire and Security alarms	23,000	7,600	30,600
Contracted Janitorial	212,000	71,232	283,232
Custodial Supplies Facility Maintenance	27,900 60,000	14,400 23,000	42,300 83.000
			,
Summer Maintenance Lawn Care	30,000 16,500	13,000 11,250	43,000 27,750
AC Maintenance & Repair	45,000	17,000	62,000
Total	730,400	273,482	1,003,882
	750,100	273,102	1,000,002
Total Expenses	12,458,477	5,785,025	18,243,501
·			
Scheduled Lease Payment	-	-	-
Scheduled Bond Payment (2015 Bond)	-	-	-
Assessments	-	-	-
Anticipated Bond Payments (2018 Bond)	2,000,000	955,000	2,955,000
Surplus (Revenues-Total Expenses-Lease-Bond)	1,779,037	488,662	2,267,698
	44.00/	6.604	0.70
	11.0%	6.8%	9.7%

Somerset 21-22 Los Elm/MH Steph Losee/Steph TRUE

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Somerset Losee/Steph	Losee/Steph 17-18	Losee/Steph 18-19	Losee/Steph 19-20	Losee/Steph 20-21	Losee/Steph 21-22
WFTE Gross Value \$	6,730	6,820	\$ 6,922	\$ 6,902 \$	7,006
Total Students (FTEs)	2,680	2,840	2,995	3,090	3,150
Kinder	225	225	225	225	225
1st Grade	225	225	225	225	225
2nd Grade	225	225	225	225	225
3rd Grade 4th Grade	225	225 250	225 225	225 225	225 225
5th Grade	250 250	250	250	225	225
6th Grade	297	300	300	300	300
7th Grade	272	300	300	300	300
8th Grade	240	270	300	300	300
9th Grade	201	210	210	240	240
10th Grade	140	180	210	210	240
11th Grade	79	120	180	210	210
12th Grade	51	60	120	180	210
Total Students (FTEs)	2,680	2,840	2,995	3,090	3,150
TEACHING STAFF					
Classroom Teachers	102.0	104.0	109.0	112.0	114.0
SPED Teachers	13.0	13.5	15.0	16.0	16.5
Art Teacher	3.0	3.0	3.0	3.0	3.0
Music	3.0	3.0	3.0	3.0	3.0
PE Teacher	4.0	3.0	3.0	3.0	3.0
Dance Tachnology (STEM)	0.0	0.0	0.0	0.0	0.0
Technology (STEM) Theatre	3.0 0.0	3.0	3.0	3.0	3.0
Spanish / Language	3.0	0.0 3.0	0.0 3.0	0.0 3.0	0.0 3.0
Additional Elective Teachers	4.5	2.5	4.5	5.5	5.5
Total Teaching Staff	135.50	135.00	143.50	148.50	151.00
ADMIN & SUPPORT			- 10.100		
Executive Director & Assistant	0.0	0.0	0.0	0.0	0.0
Principal	3.0	2.0	2.0	2.0	2.0
Assistant Principal	5.0	6.0	6.0	6.0	6.0
Lead Teacher(s)	0.0	0.0	0.0	0.0	0.0
Counselor/ Student Support Advocate	4.0	3.0	3.0	5.0	5.0
Curriculum Coach	2.0	3.0	3.0	3.0	3.0
Office Manager	3.0	3.0	4.0	3.0	3.0
Registrar	3.0	3.0	3.0	3.0	3.0
Teacher Assistants	28.5	24.0	26.0	27.0	27.0
Clinic Aide/ FASA	3.0	3.0	3.0	3.0	3.0
Campus Monitor/Custodian	5.0	5.0	5.0	5.0	6.0
Receptionist	4.0	3.5	3.5	3.5	3.5
Cafeteria Manager	2.0	3.0	3.0	3.0	3.0
Total Admin & Support	62.50	58.50	61.50	63.50	64.50
Takal # Tarahana	425.50	425.00	442.50	440.50	454.00
Total # Admin & Support	135.50	135.00	143.50	148.50	151.00
Total # Admin & Support Total Staff	62.50	58.50	61.50	63.50	64.50
Total Stall	198.00	193.50	205.00	212.00	215.50
Total Salaries & Benefits as % of Expenses	55%	62%	63%	63%	64%
Student/teacher ratio	19.8	21.0	20.9	20.8	20.9
Student/staff ratio	42.9	48.5	48.7	48.7	48.8
Rent as % of Expenses	14.32%	0.00%	0.00%	0.00%	0.00%
	5270	3.00%	0.0070	3.00,0	2.00%
REVENUE (@ 100%)					
Budget Revenue	18,036,400	19,368,800	20,732,289	21,602,870	22,285,910
NSLP		60,000	60,000	60,000	60,000
Grant(s)	81,600	-	-	-	-
	338,350	161,250	161,250	161,250	161,250
Special Ed Funding (Part B)	814,000	938,320	938,320	959,040	959,040 23,466,200
SPED Discretionary Unit	10 370 350				
SPED Discretionary Unit Total Revenues	19,270,350 18,036,400	20,528,370	21,891,859	22,783,160	
SPED Discretionary Unit Total Revenues Actual Revenue	19,270,350 18,036,400	19,368,800	20,732,289	21,602,870	22,285,910
SPED Discretionary Unit Total Revenues Actual Revenue NSLP	18,036,400				
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s)	18,036,400 - 81,600	19,368,800 60,000 -	20,732,289 60,000 -	21,602,870 60,000 -	22,285,910 60,000 -
SPED Discretionary Unit Total Revenues Actual Revenue NSLP	18,036,400	19,368,800	20,732,289	21,602,870	22,285,910
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B)	18,036,400 - 81,600 338,350	19,368,800 60,000 - 161,250	20,732,289 60,000 - 161,250	21,602,870 60,000 - 161,250	22,285,910 60,000 - 161,250
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES	18,036,400 - 81,600 338,350 814,000	19,368,800 60,000 - 161,250 938,320	20,732,289 60,000 - 161,250 938,320	21,602,870 60,000 - 161,250 959,040	22,285,910 60,000 - 161,250 959,040
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs	18,036,400 - 81,600 338,350 814,000	19,368,800 60,000 - 161,250 938,320	20,732,289 60,000 - 161,250 938,320	21,602,870 60,000 - 161,250 959,040	22,285,910 60,000 - 161,250 959,040
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director	18,036,400 - 81,600 338,350 814,000 19,270,350 Losee/Steph	19,368,800 60,000 - 161,250 938,320 20,528,370 Losee/Steph	20,732,289 60,000 - 161,250 938,320 21,891,859 Losee/Steph	21,602,870 60,000 - 161,250 959,040 22,783,160 Losee/Steph	22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal	18,036,400 	19,368,800 60,000 - 161,250 938,320 20,528,370 Losee/Steph - 220,000	20,732,289 60,000 - 161,250 938,320 21,891,859 Losee/Steph - 223,300	21,602,870 60,000 - 161,250 959,040 22,783,160 Losee/Steph - 225,500	22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal Assistant Principal(s)	18,036,400 - 81,600 338,350 814,000 19,270,350 Losee/Steph	19,368,800 60,000 - 161,250 938,320 20,528,370 Losee/Steph	20,732,289 60,000 - 161,250 938,320 21,891,859 Losee/Steph - 223,300 437,465	21,602,870 60,000 - 161,250 959,040 22,783,160 Losee/Steph - 225,500 439,600	22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph
SPED Discretionary Unit Total Revenues Actual Revenue NSLP Grant(s) Special Ed Funding (Part B) SPED Discretionary Unit Total Revenues: EXPENSES Personnel Costs Executive Director Principal	18,036,400 	19,368,800 60,000 - 161,250 938,320 20,528,370 Losee/Steph - 220,000	20,732,289 60,000 - 161,250 938,320 21,891,859 Losee/Steph - 223,300	21,602,870 60,000 - 161,250 959,040 22,783,160 Losee/Steph - 225,500	22,285,910 60,000 - 161,250 959,040 23,466,200 Losee/Steph - 226,600

Counselor / Student Support Advocate/Dean	196,743	204,793	207,865	261,163	262,437
Teachers Salaries	5,129,452	5,289,750	5,674,275	5,907,000	6,058,200
SPED Teachers	473,975	586,500	660,750	711,600	741,500
SPED Facilitator	96,968	64,750	65,721	66,369	66,693
Speech Pathologist	39,500	61,825	75,000	75,750	76,675
School Psychologist	-	-	-	-	-
School Nurse	-	-	-	-	-
Grant funded positions	-	-	-	-	-
Office Manager/ Registrar / Banker	284,322	243,000	246,645	249,075	250,290
Secretary & FASA	118,561	112,500	114,666	116,681	118,543
Teacher Assistants	508,415	414,720	458,640	486,000	495,720
Campus Monitors	82,160	120,160	122,500	124,700	151,240
Cafeteria Manager	46,980	52,560	53,640	54,720	55,800
On Campus Sub	57,676	-	-	-	-
Total Salaries and Wages	7,957,092	7,961,558	8,502,867	8,882,158	9,110,978
PERS	2,227,986	2,229,236	2,380,803	2,470,110	2,533,613
Insurance/Employment Taxes/Other Benefits	1,252,983	1,293,753	1,402,973	1,487,761	1,548,866
Incentives / Bonuses	-		-	-	-
Tuition Reimbursements	15,000	15,000	15,000	15,000	15,000
Subst. Teachers (10 days/Teacher)	145,574	202,500	215,250	222,750	226,500
Total Payroll / Benefits and Related	11,598,635	11,702,047	12,516,893	13,077,780	13,434,957
Operations	Losee/Steph	Losee/Steph	Losee/Steph	Losee/Steph	Losee/Steph
Consumables	256,875	284,000	299,500	309,000	315,000
Lease payments/Curriculum	600,868	645,000	655,000	660,000	605,000
Office Supplies	33,500	36,920	36,985	36,660	36,660
Classroom Supplies	79,000	76,680	76,815	76,140	76,140
Copier Supplies	-	11,360	11,380	11,280	11,280
Nursing Supplies	-	8,520	8,535	8,460	8,460
SPED Supplies	34,000	38,040	38,040	38,040	38,040
Athletics	29,500	27,000	27,000	27,000	27,000
Dues and Fees	15,000	10,500	10,500	10,500	10,500
Lunch Program Travel Reimbursement	14,000	3,000	3,000	3,000	3,000 10,500
Special Education Contracted Services	14,000 292,000	10,500 365,000	10,500 385,000	10,500 410,000	410,000
Management Fee	1,206,000	1,278,000	1,280,250	1,269,000	1,269,000
Payroll Services	1,200,000	1,278,000	1,200,230	1,203,000	1,203,000
Audit / Accounting	15,000	18,750	18,000	18,100	18,750
Legal Fees	17,000	19,500	19,500	20,250	20,250
IT Services - Monthly	112,560	119,280	119,490	118,440	118,440
IT Set-up Fees	21,000	22,000	22,000	20,500	20,500
Website	7,500	9,000	9,000	9,000	9,000
Copier / Printing	170,000	166,000	169,950	179,850	183,150
Infinite Campus	6,500	6,000	6,000	6,000	6,000
State Administrative Fee (1.5%)	270,546	288,021	290,044	288,441	289,645
Affiliation Fee - Inc. (1/2 of 1%)	90,182	96,007	96,681	96,147	96,548
Affiliation Fee - Battle of the books	4,500	4,500	4,500	4,500	4,500
Affiliation Fee - Training (1/2 of 1%)	85,682	91,507	92,181	91,647	92,048
Training and Development (outside affiliation fees)	-	-	-	-	-
Phone and Communications (with E-rate discount)	39,000	52,200	52,200	52,200	54,000
Postage / Marketing	4,250	4,250	4,250	4,750	4,750
Background and Fingerprinting	3,750	3,000	3,000	3,000	3,000
Facility and School Insurances	53,000	52,000	52,000	55,750	57,000
Other Purchases	8,500	6,500	6,500	6,500	6,500
Total	3,483,713	3,753,035	3,807,801	3,844,654	3,804,662
Facilities					
Public Utilities	313,000	380,000	412,500	430,000	432,000
Fire and Security alarms	21,000	28,840	29,200	30,000	30,600
Contracted Janitorial	213,167	267,620	272,544	279,224	283,232
Custodial Supplies	41,500	42,600	42,675	42,300	42,300
Facility Maintenance	64,000	72,000	72,000	78,000	83,000
Summer Maintenance	26,500	39,000	39,000	40,500	43,000
Lawn Care	28,100	24,000	27,000	27,750	27,750
AC Maintenance & Repair	30,000	52,000	56,500	62,000	62,000
Total	737,267	906,060	951,419	989,774	1,003,882
Total Expenses	15,819,615	16,361,142	17,276,113	17,912,208	18,243,501
Total Expenses	15,819,615	16,361,142	1/,2/6,113	17,912,208	18,243,501
Scheduled Lease Payment	3 645 000				
Scheduled Bond Payment Scheduled Bond Payment (2015 Bond)	2,645,000	-	-	-	_
Anticipated Bond Payment (2015 Bond)	-	- 2,955,000	2,955,000	- 2,955,000	- 2,955,000
Antisipatea bona rayments (2010 bona)	-	2,933,000	2,555,000	2,555,000	2,955,000
Surplus (Revenues-Total Expenses-Lease-Bond)	805,735	1,212,228	1,660,746	1,915,952	2,267,698
. ,	222,. 33	-,,-20	_,,	_,,	_,,,,,,
	4.2%	5.9%	7.6%	8.4%	9.7%
	270	2.370	. 1070	21170	3.,,,

Somerset Losee/Steph 5-Year Losee/Steph Losee/Steph Losee/Steph Losee/Steph Losee/Steph Losee/Steph

Somerset Network	Somerset 17-18	Somerset 18-19	Somerset 19-20	Somerset 20-21	Somerset 21-22
WFTE Gross Value		6,820	\$ 6,922	\$ 6,991	\$ 7,075
Total Students (FTEs)	6,718	8,520	9,055	9,450	9,630
Kinder	575	800	800	800	800
1st Grade	580	800	800	800	800
2nd Grade	580	800	800	800	800
3rd Grade	580	800	800	800	800
4th Grade	605	775	800	800	800
5th Grade	605	800	825	800	800
6th Grade	745	930	990	990	990
7th Grade	715	775	930	990	990
8th Grade 9th Grade	665	715	780	930	990
	403 297	420 400	450	480 450	480
10th Grade 11th Grade	216	295	450 360	450	480 450
12th Grade	152	210	270	360	450
Total Students (FTEs)	6,718	8,520	9,055	9,450	9,630
Total Stadents (TES)	0,710	0,320	3,033	3,130	3,030
TEACHING STAFF					
Classroom Teachers	254.0	315.0	332.0	347.0	353.0
SPED Teachers	30.0	37.5	41.0	44.0	45.0
Art Teacher	8.0	9.0	9.0	9.0	9.0
Music	8.0	9.0	9.0	9.0	9.0
PE Teacher	10.0	10.0	10.0	10.0	10.0
Dance	0.0	0.0	0.0	0.0	0.0
Technology (STEM)	7.0	9.0	9.0	9.0	9.0
Theatre	0.0	0.0	0.0	0.0	0.0
Spanish / Language	8.0	9.0	9.0	9.0	9.0
Additional Elective Teachers	10.0	7.5	14.5	17.5	18.5
Total Teaching Staff	335.00	406.00	433.50	454.50	462.50
ADMIN & SUPPORT	17-18	18-19	19-20	20-21	21-22
Executive Director & Assistant	1.0	1.0	1.0	1.0	1.0
Principal	7.0	7.0	7.0	7.0	7.0
Assistant Principal	13.0	17.0	18.0	18.0	18.0
Lead Teacher(s)	0.0	0.0	0.0	0.0	0.0
Counselor/ Student Support Advocate	12.0	11.0	13.0	13.0	13.0
Curriculum Coach	10.0	9.0	10.0	12.0	12.0
Office Manager	8.0	10.0	11.0	10.0	10.0
Registrar	7.0	9.0	9.0	9.0	9.0
Teacher Assistants (Includes SPED)	62.5	70.5	79.0	83.0	85.0
Clinic Aide/ FASA	14.0	9.0	9.0	9.0	9.0
Speech/Psych/Nurse	1.0	1.0	1.0	1.0	1.0
Campus Monitor/Custodian	14.0	19.0	18.0	18.0	19.0
Receptionist	10.0	9.5	9.5	9.5	9.5
Cafeteria Manager	4.0	4.0	4.0	4.0	4.0
Total Admin & Support	163.50	177.00	189.50	194.50	197.50
Total # Teachers	335.00	406.00	433.50	454.50	462.50
Total # Admin & Support	163.50	177.00	189.50	194.50	197.50
Total Staff	498.50	583.00	623.00	649.00	660.00
Total Salaries & Benefits as % of Expenses	63%	61%	62%	63%	63%
Student/teacher ratio	20.1	21.0	20.9	20.8	20.8
Student/staff ratio	41.1	48.1	47.8	48.6	48.8
Rent as % of Expenses	14.70%	14.87%	14.41%	14.29%	14.35%
REVENUE (@ 100%)					
Budget Revenue	45,212,140	58,106,400	62,681,427	66,064,950	68,132,250
NSLP	-	105,000	105,000	105,000	105,000
Grant(s)	204,000	-	-	-	-
Other	-	-	-	-	-
Special Ed Funding (Part B)	799,950	772,500	772,500	805,000	805,000
SPED Discretionary Unit	1,926,960	2,385,760	2,640,320	2,773,520	2,773,520
Total Revenues	48,143,050	61,369,660	66,199,247	69,748,470	71,815,770
Actual Revenue	45,212,140	58,106,400	62,681,427	66,064,950	68,132,250
NSLP	-	105,000	105,000	105,000	105,000
Grant(s)	204,000	-	-	-	-
Other	-	-	-	-	-
Special Ed Funding (Part B)	799,950	772,500	772,500	805,000	805,000
SPED Discretionary Unit	1,926,960	2,385,760	2,640,320	2,773,520	2,773,520
Total Revenues:	48,143,050	61,369,660	66,199,247	69,748,470	71,815,770
EXPENSES Personnel Costs	Somerset	Somerset	Somerset	Somerset	Somerset
Executive Director	145,382	147,565	149,778	151,254	151,992
Principal	670,825	773,500	786,565	794,300	798,655
Assistant Principal(s)	1,080,578	1,165,720	1,323,156	1,334,059	1,342,765
Foundation Director	37,500	1,100,720	1,323,136	1,334,059	1,342,705
Lead Teacher	37,500	-	_	-	-
Leau reacties	-	-	-	· .	-

Read by 3 Coaches	255,000	_ 1	_ 1	_ 1	I _ I
Curriculum Coach	257.872	482.372	549,341	554,768	557,981
Counselor / Student Support Advocate/Dean	454,744	711,039	721,705	780,065	783,870
Teachers Salaries	13,052,109	15,939,450	17,214,085	18,175,610	18,662,850
SPED Teachers	1,118,375	1,625,850	1,803,898	1,952,360	2,016,375
SPED Facilitator	145,218	133,000	134,995	135,643	136,990
Speech Pathologist	84,117	138,642	158,000	159,130	160,505
School Psychologist	-	-	-	-	-
School Nurse	35,000	35,000	35,525	35,875	36,050
Grant funded positions	-	-	-	-	-
Office Manager/ Registrar / Banker	719,885	780,767	792,479	800,286	804,757
Secretary & FASA	319,892	322,300	328,419	334,082	339,288
Teacher Assistants (includes SPED)	1,040,084	1,218,240	1,389,960	1,486,800	1,553,400
Campus Monitors	352,192	446,560	432,100	440,540	473,320
Cafeteria Manager	71,480	70,560	72,000	73,440	74,520
On Campus Sub	100,176	-	-	-	-
Total Salaries and Wages	19,940,429	23,990,565	25,892,006	27,208,212	27,893,318
PERS	5,583,320	6,717,358	7,249,762	7,618,299	7,810,129
Insurance/Employment Taxes/Other Benefits	3,159,358	3,898,467	4,272,181	4,557,376	4,741,864
Incentives / Bonuses	-		-	-	-
Tuition Reimbursements	35,000	45,000	45,000	45,000	45,000
Subst. Teachers (10 days/Teacher)	402,324	609,000	650,250	681,750	693,750
Total Payroll / Benefits and Related	29,120,431	35,260,390	38,109,199	40,110,637	41,184,061
Operations Consumables	Somerset 604.760	Somerset 692,000	Somerset 992 500	Somerset 924,000	Somerset 936,000
Lease payments/Curriculum	604,760 1,254,144	1,849,000	893,500		1,914,000
			2,019,000	2,024,000	1,914,000
Office Supplies	88,500 194,500	117,760 230,040	121,205	123,610	
Classroom Supplies	194,500		237,195	242,190	243,810
Copier Supplies	-	34,080 35,560	35,140 36,255	35,880	36,120
Nursing Supplies SPED Supplies	- 82,500	25,560	26,355	26,910 107,880	27,090 107,880
Athletics	62,500	106,320 67,000	106,320 67,000	107,880 67,000	67,000
Dues and Fees	35,875	31,500	-	-	31,500
Lunch Program	48,500	34,000	31,500 34,000	31,500 34,000	34,000
Travel Reimbursement	54,500	51,500	51,500	51,500	51,500
Special Education Contracted Services	769,000	1,087,500	1,205,000	1,285,000	1,300,000
Management Fee	3,023,100	3,834,000	3,953,250	4,036,500	4,063,500
Payroll Services	3,023,100	3,834,000	3,333,230	4,030,300	4,065,500
Audit / Accounting	35,000	47,918	53,500	54,500	56,250
Legal Fees	39,500	57,000	58,500	60,750	60,750
IT Services - Monthly	282,156	357,840	368,970	376,740	379,260
IT Set-up Fees	38,500	81,000	71,500	65,000	60,000
Website	18,000	27,000	27,000	27,000	27,000
Copier / Printing	368,000	488,000	509,850	539,550	549,450
Infinite Campus	15,500	18,000	18,000	18,000	18,000
State Administrative Fee (1.5%)	678,182	866,412	901,110	925,622	938,428
Affiliation Fee - Inc. (1/2 of 1%)	226,061	288,804	300,370	308,541	312,809
Affiliation Fee - Battle of the books	10,500	13,500	13,500	13,500	299,309
Affiliation Fee - Training (1/2 of 1%)	215,561	275,304	286,870	295,041	13,500
Training and Development (outside affiliation fees)	-	275,504	200,070	255,041	13,300
Phone and Communications (with E-rate discount)	91,000	154,200	154,200	154,200	159,000
Postage / Marketing	10,000	12,250	12,250	14,000	14,000
Background and Fingerprinting	9,000	8,420	8,420	8,420	8,420
Facility and School Insurances	134,000	161,525	161,525	180,000	184,750
Other Purchases	26,000	19,750	21,250	19,250	19,250
Total	8,414,839	11,037,183	11,747,779	12,050,084	12,036,967
Facilities					
Public Utilities	798,000	1,082,500	1,165,000	1,215,000	1,222,000
Fire and Security alarms	49,000	79,310	80,300	82,500	84,000
Contracted Janitorial	554,202	745,640	760,308	778,943	790,124
Custodial Supplies	106,000	127,800	131,775	134,550	135,450
Facility Maintenance	179,000	187,000	191,500	206,000	223,000
Summer Maintenance	71,000	95,500	101,000	107,500	115,000
Lawn Care	61,350	73,050	80,800	84,750	84,750
AC Maintenance & Repair	82,000	134,000	156,500	170,000	170,000
Total	1,900,552	2,524,800	2,667,183	2,779,243	2,824,324
Total Expenses	39,435,822	48,822,373	52,524,161	54,939,964	56,045,352
ļ					
Cabadulad Lawa Dawnan i					
Scheduled Lease Payment	3,985,200	2,762,862	3,072,282	3,392,401	3,620,504
Scheduled Bond Payment (2015 Bond)	2,813,213	2,813,213	2,814,113	2,814,113	2,814,113
Assessments Anticipated Road Roymonts (2018 Road)	-	27,000	27,000	27,000	27,000
Anticipated Bond Payments (2018 Bond)	-	2,955,000	2,955,000	2,955,000	2,955,000
Surplus (Revenues-Total Expenses-Lease-Bond)	1,908,815	3,989,212	4,806,690	5,619,992	6,353,801
The state of the s	1,500,015	3,303,212	.,555,550	3,013,332	0,555,501
	4.0%	6.5%	7.3%	8.1%	8.8%
	570	3.570	,.570	5.170	5.570

Somerset Network 5-Year Somerset Somerset Somerset Somerset Somerset Somerset

	17-18	18-19	19-20	20-21	21-22
Anticipated Enrollment:	6,718	8,520	9,055	9,450	9,630

Somerset Academy of Las Vegas - Personnel Chart							
Position	Avg Salary	17-18	18-19	19-20	20-21	21-22	
Executive Director	149,743/year	1.0	1.0	1.0	1.0	1.0	
Principal	97,984/year	7.0	7.0	7.0	7.0	7.0	
Assistant Principal	84,995/year	13.0	17.0	18.0	18.0	18.0	
Classroom Teachers (Core)	43,597/year	254.0	315.0	332.0	347.0	353.0	
Classroom Teachers (Special)	43,597/year	51.0	53.5	60.5	63.5	64.5	
Special Education Teachers	48,840/year	30.0	37.5	41.0	44.0	45.0	
Counselor	49,930/year	12.0	11.0	13.0	13.0	13.0	
Curriculum Coach	65,097/year	10.0	9.0	10.0	12.0	12.0	
Office Manager	50,581/year	8.0	10.0	11.0	10.0	10.0	
Registrar	39,743/year	7.0	9.0	9.0	9.0	9.0	
Nurse	35,000/year	1.0	1.0	1.0	1.0	1.0	
Teacher Assistants	12.00/hr	62.5	70.5	79.0	83.0	85.0	
Clinic Aide / FASA	13.00/hr	14.0	9.0	9.0	9.0	9.0	
Campus Monitor/Custodian	14.00/hr	14.0	19.0	18.0	18.0	19.0	
Receptionist	13.00/hr	10.0	9.5	9.5	9.5	9.5	
Cafeteria Manager	12.00/hr	4.0	4.0	4.0	4.0	4.0	

	17-18	18-19	19-20	20-21	21-22
Total Salaries & Wages:	19,940,429	23,990,565	25,892,006	27,208,212	27,893,318
Benefits % of Salaries:	43.84%	44.25%	44.50%	44.75%	45.00%
Total Cost of Benefits:	8,742,678	10,615,825	11,521,943	12,175,675	12,551,993

	2011-12	2012-13	13-14	14-15	15-16	16-17	17-18
Planned Enrollment	4422	5749	6386	6718	8520	9055	9450
Faulament Costs	c 730 FF3 73	£ 626.0E8.27	1 105 637 88	C 1 FF3 004 00	C 10F4 230 13 C	722.265.66	C F20 624 72

								Total	School Year
2014	\$ 191,960.28	\$ 163,968.60	\$ 213,575.28	\$	\$	\$	\$	\$ 569,504.16	2013-2014
2015	\$ 191,960.28	\$ 163,968.60	\$ 320,362.92	\$ 239,677.90	\$	\$	\$	\$ 915,969.70	2014-2015
2016	\$ 95,980.14	\$ 163,968.60	\$ 320,362.92	\$ 410,676.40	\$ 162,788.43	\$	\$ -	\$ 1,153,776.49	2015-2016
2017	\$ -	\$ 81,984.30	\$ 320,362.92	\$ 410,676.40	\$ 279,065.88	\$ 93,880.38	\$ -	\$ 1,185,969.88	2016-2017
2018	\$ -	\$ -	\$ 106,787.64	\$ 410,676.40	\$ 279,065.88	\$ 187,760.76	\$ 92,189.44	\$ 1,076,480.12	2017-2018
2019	\$	\$	\$	\$ 171,198.50	\$ 279,065.88	\$ 187,760.76	\$ 138,284.16	\$ 776,309.30	2018-2019
2020	\$	\$	\$	\$	\$ 116,277.45	\$ 187,760.76	\$ 138,284.16	\$ 442,322.37	2019-2020
2021	\$	\$	\$	\$	\$	\$ 93,880.38	\$ 138,284.16	\$ 232,164.54	2020-2021
2022	\$	\$	\$	\$	\$	\$	\$ 46,094.72	\$ 46,094.72	2021-2022

i	_		т –				_		_		т –		т		1		
		2011-12	_	2012-13		13-14		14-15	_	15-16	_	16-17	_	17-18	1		
Equipment Cost:	s	739,553.72	s	626,958.27	S	1,195,627.88	S	1,552,994.89	S	1,054,230.13	\$	722,365.69	S	520,624.72			
Year		2011-12		2012-13		13-14		14-15		15-16		16-17	Г	17-18	1		
2014	S	191,960.28	\$	163,968.60	\$	213,575.28	S	-	\$		\$		\$		1		
2015	s	191,960.28	S	163,968.60	s	320,362.92	S	239,677.90	S		\$		S				
2016	S	95,980.14	s	163,968.60	s	320,362.92	S	410,676.40	S	162,788.43	\$		S		1		
2017	\$	-	\$	81,984.30	\$	320,362.92	S	410,676.40	\$	279,065.88	\$	93,880.38	\$		1	Total	School Year
2018	s	-	s	-	s	106,787.64	S	410,676.40	S	279,065.88	\$	187,760.76	S	92,189.44	\$	1,076,480.12	2017-2018
2019	s	-	s	-	s		S	171,198.50	S	279,065.88	\$	187,760.76	S	138,284.16	\$	776,309.30	2018-2019
2020	\$	-	\$	-	\$		S	-	\$	116,277.45	\$	187,760.76	\$	138,284.16	\$	442,322.37	2019-2020
2021	\$	-	\$	-	\$		S	-	\$		\$	93,880.38	\$	138,284.16	\$	232,164.54	2020-2021
2022	\$	-	\$	-	\$		S	-	\$		\$		\$	46,094.72	\$	46,094.72	2021-2022

Percentage of all Somerset Athletic						
Expenses	Campus	17-18	18-19	19-20	20-21	21-22
52.95%	Somerset Sky Pointe	31,000	36,000	36,000	36,000	36,000
40.09%	Somerset Losee E/M	28,500	26,000	26,000	26,000	26,000
1.51%	Somerset Stephanie	1,000	1,000	1,000	1,000	1,000
1.51%	Somerset Lone Mtn	1,000	1,000	1,000	1,000	1,000
1.51%	Somerset NLV	1,000	1,000	1,000	1,000	1,000
1.21%	Somerset Sky Canyon		1,000	1,000	1,000	1,000
1.21%	Somerset Aliante		1,000	1,000	1,000	1,000
	Total:	62,500	67,000	67,000	67,000	67,000

		Percentage of all Son	nerset Athletic Ex	pensesw	
Campus	17-18	18-19	19-20	20-21	21-22
Somerset Sky Pointe	49.60%	53.73%	53.73%	53.73%	53.73%
Somerset Losee	45.60%	38.81%	38.81%	38.81%	38.81%
All other Somersets	4.80%	7.46%	7.46%	7.46%	7.46%

Somerset	Purchase Floor	Purchase Celing	Lease Commencement Date	Date Opened	First Option Month	First Option Date	Last Option	Last Option Date	Notes
Somerset Sky Pointe									Purchased in April 2015
Somerset NLV									Purchased in April 2015
Somerset Stephanie	11,821,106	11,905,036	09/01/14	08/01/14	37	10/01/17	60	09/01/19	Purchased in October 2017
Somerset Losee	23,482,443	23,676,593	09/01/14	08/01/14	37	10/01/17	60	09/01/19	Purchased in October 2017
Somerset Lone Mtn	12,545,128	12,600,923	09/01/15	08/01/15	37	10/01/18	56	05/01/20	
Somerset Sky Canyon	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Scheduled to open 18-19
Somerset Aliante	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Scheduled to open 18-19

				Le	ase P	ayments					
Campus		17-18		18-19		19-20		20-21		21-22	Notes
Somerset Sky Pointe			Ex	ercised Purc	Bond Series 2015						
Somerset Losee	S	1,450,000		Exer	Bond Series 2017						
Somerset Stephanie	S	900,000		Exer	cising	Purchase Option	(See	Bond Paym	ents)		Bond Series 2017
Somerset Lone Mtn	S	845,500	\$	920,000	\$	1,011,360	S	1,067,406	S	1,090,889	1/18 - First Purchase Option .
Somerset NLV	S	494,700	\$ 509,532 \$ 509,532 \$ 540,570 \$ 556,787 ti					tion of the NLV campus is lea			
Somerset Sky Canyon		N/A	S	583,330	S	767,750	S	872,000	S	947,000	d to open 18-19 - estimated p
Somerret Aliente		M/A		750,000	S	875 000	S	985 000	S	1.100.000	d to open 18-19 - estimated p

				В	ond P	ayments					
Campus		17-18		18-19		19-20		20-21		21-22	Notes
Somerset Sky Pointe	S	1,969,250	\$	2,064,399	\$	2,065,299	\$	2,065,299	\$	2,065,299	Bond Series 2015
Somerset Losee		N/A	\$	2,000,000	\$	2,000,000	\$	2,000,000	\$	2,000,000	Series 2017 - anticipated paym
Somerset Stephanie		N/A	\$	955,000	\$	955,000	\$	955,000	\$	955,000	Series 2017 - anticipated paym
Somerset NLV	S	843,964	S	748.814	S	748,814	S	748.814	S	748.814	Bond Series 2015

Position	17-18	18-19	19-20	20-21	21-22
Principal	2	1.0	1.0	1.0	1.0
Assistant Principal	3	4.0	4.0	4.0	4.0
Classroom Teachers (Core)	66	67.0	72.0	76.0	78.0
Classroom Teachers (Special)	13.00	11.0	13.0	14.0	14.0
Special Education Teachers	10	9.5	11.0	12.0	12.5
Counselor	3	2.0	2.0	4.0	4.0
Curriculum Coach	1	2.0	2.0	2.0	2.0
Office Manager	2	2.0	3.0	2.0	2.0
Registrar	2	2.0	2.0	2.0	2.0
Teacher Assistants	17.5	14.0	16.0	17.0	17.0
Clinic Aide / FASA	2	2.0	2.0	2.0	2.0
Campus Monitor/Custodian	3	4.0	4.0	4.0	5.0
Receptionist	3	2.5	2.5	2.5	2.5
Cafeteria Manager	2	2.0	2.0	2.0	2.0
Total Staffing Costs:	5,200,871	5,140,595	5,637,006	6,033,544	6,236,13
% of Somerset:	26.08%	21.43%	21.77%	22.18%	22.36%

	129.5	125.0	136.5	144.5	148.0
Total Somerset Staffing Costs:	19,940,429	23,990,565	25,892,006	27,208,212	27,893,33

Position	17-18	18-19	19-20	20-21	21-22
Principal	1	1.0	1.0	1.0	1.0
Assistant Principal	2	2.0	2.0	2.0	2.0
Classroom Teachers (Core)	36	37.0	37.0	36.0	36.0
Classroom Teachers (Special)	7.50	6.5	6.5	6.5	6.5
Special Education Teachers	3	4.0	4.0	4.0	4.0
Counselor	1	1.0	1.0	1.0	1.0
Curriculum Coach	1	1.0	1.0	1.0	1.0
Office Manager	1	1.0	1.0	1.0	1.0
Registrar	1	1.0	1.0	1.0	1.0
Teacher Assistants	11	10.0	10.0	10.0	10.0
Clinic Aide / FASA	1	1.0	1.0	1.0	1.0
Cafeteria Manager	0	1.0	1.0	1.0	1.0
Total Staffing Costs:	2,756,221	2,820,963	2,865,861	2,848,614	2,874,845
% of Somerset:	13.82%	11.76%	11.07%	10.47%	10.31%

Somerset Academy of Las Vegas

Coverage	Amount				
finimum Policy Premium	S				
ackage/Property	\$	78,538.29			
LL/E&O/D&O	\$	13,421.09			
xcess Liability	\$	20,017.32			
tudent Accident	S	19,657.99			
Total Premium:	s	131.634.69			

Campus	ima	ted Ins. Prem	pected Enrollm			
Somerset Lone Mtn	\$	18,810.55	960			
Somerset NLV	\$	22,827.39	1165			
Somerset Losee E/M/H	\$	34,603.58	1766			
Somerset Sky Pointe E/M/H	\$	37,483.95	1913			
Somerset Stephanie	\$	17,909.22	914			
Totals	ė	121 624 60	6719			

	Some	rset Academy of Las Vegas						
		iset Academy of Las Vegas						
Name of School	CHARTER SCHOOL BUDGET Somerset Academy of Las Vegas	Base Year	2017	1				
Name of School	Somerset Academy of Las Vegas	base rear	2017	J				
			16-17	17-18	18-19	19-20	20-21	21-22
	REVENUE		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
	ASSUMPTIONS		2016	2017	2018	2019	2020	2021
	Number of grade levels Number of classrooms			13	13	13	13	13
	Number of classrooms			150 575	150 800	150 800	150 800	150 800
	1st			580	800	800	800	800
	2nd			580	800	800	800	800
	3rd			580	800	800	800	800
	4th			605	775	800	800	800
	i5th			605	800	825	800	800
	6th			745	930	990	990	990
	7th 8th			715 665	775 715	930 780	990 930	990 990
	9th			403	420	450	480	480
	10th			297	400	450	450	480
	11th			216	295	360	450	450
	12th			152	210	270	360	450
	Total Student Enrollment		0	6718	8520	9055	9450	9630
	Title I (% of student body)			0%	2%	2%	2%	2%
	Special Education (% of student body)			10%	7%	7%	7%	7%
	Total Distributive School Account (funding per student)	\$6,730 Base year						
	Inflation adjustor	1.02						
	Special Education Weighted Funding	\$2,960 Per student						
	Title I	\$0 Per student \$1.250 Per SPED student						
	IDEA Breakfast Program Federal Reimbursement							
	Breakfast Program	yes "yes" or "no" \$0 Per student per day						
	Lunch Program	\$3 Per student per day						
	School level fundraising	\$0 Per student						
	County where school is located	Clark						
	DSA Funding DSA Sponsorship Fee		\$0 \$0	\$45,212,140	\$58,199,694	\$62,782,066	\$66,503,576	\$68,786,866
	Title I		\$0 \$0	-\$678,182 \$0	-\$872,995 \$0	-\$941,731 \$0	-\$997,554 \$0	-\$1,031,803 \$0
	Federal Breakfast Program		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
	Federal Lunch Program		\$0	\$0	\$94,572	\$100,511	\$104,895	\$106,893
	IDEA		\$0	\$799,950	\$772,500	\$772,500	\$805,000.00	\$805,000
	State Special Education Funding		\$0	\$1,894,282	\$1,894,282	\$1,829,280	\$1,829,280	\$1,906,240
	Charter start-up funds (Federal R&E already awarded to operatornot SEA grant)							
	Read by 3 Grant			\$204,000				
	School level fundraising		\$0	\$0	\$0	\$0	\$0	\$0
	Student fees							
	Investment Income							
	Private fundraising (foundations, corporate) Private fundraising							
	TOTAL REVENUE		\$0	\$47,432,190	\$60,088,052	\$64,542,626	\$68,245,197	\$70,573,196
			Ψ	J-1,-32,13U	400,000,032	,J-1,J-2,U20	700, 27 3,137	710,313,130
	EXPENSES		16-17	17-18	18-19	19-20	20-21	21-22
	STAFFING COSTS		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
	ASSUMPTIONS Payroll Tax and Benefits		2016	2017	2018	2019	2020	2021
	Medical							

Payroll Tax and Benefits		
Medical		
Single Coverage	\$4,118	
Family Coverage	\$11,381	Per year
School's percentage of coverage	80%	
Assumed percentage of employees choosing single coverage	60%	
Weighted avg. cost for medical	\$7,023	Per year
FICA	10.45%	of Salary
State Retirement - Certified	14.00%	of Salary
State Retirement - Non-certified	14.00%	of Salary

Somerset Academy of Las Vegas

				16-17	17-18	18-19	19-20	20-21	21-22
Life Insurance		4.00%	of Salary						
GASB 45		\$0	Per employee						
Unemployment Insurance		\$1,000	Per employee						
onemployment insurance		\$2,000	_ c. cp.oyee						
Payroll Services		\$0	Per employee per month						
Bonus Pool		0.00%	Based on % of salary						
1		0.0070							
FTE - Total				0.0	498.5	582.0	622.5	648.5	659.5
FTE - Administrators				0.0	44.0	46.0	50.0	52.0	52.0
FTE - Office				0.0	119.5	131.0	139.5	142.5	145.5
FTE - Special Education/ELL Teachers				0.0	30.0	37.0	41.0	44.0	45.0
FTE - Grade Level Teachers				0.0	305.0	368.0	392.0	410.0	417.0
i diade zever readilers				0.0	303.0	300.0	332.0	410.0	417.0
Instructional days per year		185							
Saturday schools per year		0							
Contractors required for Saturday School		0							
Price per contractor		\$0							
The per contractor		Ų.	-						
	Current/Start Year	Average Salary		FTE Count					
	(Input year or "NA")	,							
Administrators	(
Executive Director	2017	\$149,743.00	1	0.00	1.00	1.00	1.00	1.00	1.00
Principal (7)	2017	\$97,888.00	1	0.00	7.00	7.00	7.00	7.00	7.00
Assistant Principal (13)	2017	\$84,994.00	1	0.00	13.00	13.00	13.00	13.00	13.00
Assistant Principal (4)	2018	\$84,994.00	1	0.00	0.00	4.00	4.00	4.00	4.00
Assistant Principal (1)	2019	\$84,994.00	1	0.00	0.00	0.00	1.00	1.00	1.00
Counselor (12)	2017	\$49,930.00		0.00	12.00	11.00	12.00	12.00	12.00
Counselor (1)	2019	\$49,930.00		0.00	0.00	0.00	1.00	1.00	1.00
Curriculum Coach (10)	2017	\$62,097.00	_	0.00	10.00	9.00	10.00	10.00	10.00
Curriculum Coach (2)	2020	\$62,097.00	_						
	2017	\$35,000.00	_	0.00 0.00	0.00 1.00	0.00 1.00	0.00 1.00	2.00 1.00	2.00 1.00
Nurse (1)	2017	\$55,000.00		0.00	1.00	1.00	1.00	1.00	1.00
Office Staff	2047	¢50 504 00	7	0.00	0.00	0.00	0.00	0.00	0.00
Office Manager (8)	2017	\$50,581.00	_	0.00	8.00	8.00	8.00	8.00	8.00
Office Manager (2)	2018	\$50,581.00	_	0.00	0.00	2.00	3.00	2.00	2.00
Registrar (7)	2017	\$39,743.00	_	0.00	7.00	7.00	7.00	7.00	7.00
Registrar (2)	2018	\$39,743.00	_	0.00	0.00	2.00	2.00	2.00	2.00
Teacher Assistants (62.5)	2017	\$17,760.00	_	0.00	62.50	62.50	62.50	62.50	62.50
Teacher Assistants (8)	2018	\$17,760.00	_	0.00	0.00	8.00	8.00	8.00	8.00
Teacher Assistants (8.5)	2019	\$17,760.00	_	0.00	0.00	0.00	8.50	8.50	8.50
Teacher Assistants (4)	2020	\$17,760.00	_	0.00	0.00	0.00	0.00	4.00	4.00
Teacher Assistants (2)	2021	\$17,760.00	_	0.00	0.00	0.00	0.00	0.00	2.00
Receptionist (10)	2017	\$19,240.00	-	0.00	10.00	9.50	9.50	9.50	9.50
Campus Monitor/Custodian (14)	2017	\$18,240.00	-	0.00	14.00	14.00	14.00	14.00	14.00
Campus Monitor/Custodian (5)	2018	\$18,240.00	-	0.00	0.00	5.00	4.00	4.00	5.00
Cafeteria Manager (4)	2017	\$17,760.00	_	0.00	4.00	4.00	4.00	4.00	4.00
Clinic Aide / FASA (14)	2017	\$19,240.00		0.00	14.00	9.00	9.00	9.00	9.00
Total Administrators and Office Staff				0.00	119.50	131.00	139.50	142.50	145.50
Special Education and ELL Teachers			-						
Special Education Teacher (30)	2017	\$48,440.00		0.00	30.00	30.00	30.00	30.00	30.00
Special Education Teacher (7)	2018	\$48,440.00		0.00	0.00	7.00	7.00	7.00	7.00
Special Education Teacher (4)	2019	\$48,440.00		0.00	0.00	0.00	4.00	4.00	4.00
Special Education Teacher (3)	2020	\$48,440.00		0.00	0.00	0.00	0.00	3.00	3.00
Special Education Teacher (1)	2021	\$48,440.00		0.00	0.00	0.00	0.00	0.00	1.00
Total Special Education/ELL Teachers				0.00	30.00	37.00	41.00	44.00	45.00
Teacher	Start Year (Input year or "NA")	Base Salary		FTE Count					
Grade Level Teacher	2017	\$43,000.00		0.00	19.00	19.00	19.00	19.00	19.00

Grade Level Subject

Core (19)

					16	-17 17-18	18-19	19-20	20-21	21-22
K	Core (5)	Grade Level Teacher	2018	\$43,000.00	0.	0.00	5.00	5.00	5.00	5.00
K	Core (1)	Grade Level Teacher	2019	\$43,000.00	0.	0.00	0.00	1.00	1.00	1.00
K	Core (1)	Grade Level Teacher	2020	\$43,000.00	0.	0.00	0.00	0.00	1.00	1.00
K	Core (1)	Grade Level Teacher	2021	\$43,000.00	0.	0.00	0.00	0.00	0.00	1.00
1	Core (19)	Grade Level Teacher	2017	\$43,000.00	0.	00 19.00	19.00	19.00	19.00	19.00
1	Core (5)	Grade Level Teacher	2018	\$43,000.00	0.	0.00	5.00	5.00	5.00	5.00
	ı				1					
1	Core (1)	Grade Level Teacher	2019	\$43,000.00		0.00	0.00	1.00	1.00	1.00
1	Core (2)	Grade Level Teacher	2020	\$43,000.00		0.00	0.00	0.00	2.00	2.00
1	Special (4)	Grade Level Teacher	2017	\$43,000.00		00 4.00	4.00	4.00	4.00	4.00
1	Special (1)	Grade Level Teacher	2019	\$43,000.00		0.00	0.00	1.00	1.00	1.00
2	Core (19)	Grade Level Teacher	2017	\$43,000.00	0.	00 19.00	19.00	19.00	19.00	19.00
2	Core (5)	Grade Level Teacher	2018	\$43,000.00		0.00	5.00	5.00	5.00	5.00
2	Core (1)	Grade Level Teacher	2019	\$43,000.00		0.00	0.00	1.00	1.00	1.00
2	Core (2)	Grade Level Teacher	2020	\$43,000.00		0.00	0.00	0.00	2.00	2.00
2	Special (4)	Grade Level Teacher	2017	\$43,000.00		00 4.00	4.00	4.00	4.00	4.00
2	Special (1)	Grade Level Teacher	2019	\$43,000.00		00 0.00	0.00	1.00	1.00	1.00
	Special (2)	Jordan Zever readiner	2013	\$ 15,000.00	9.	0.00	0.00	2.00	1.00	2.00
3	Core (19)	Grade Level Teacher	2017	\$43,000.00	0.	00 19.00	19.00	19.00	19.00	19.00
3	Core (5)	Grade Level Teacher	2018	\$43,000.00		0.00	5.00	5.00	5.00	5.00
3	Core (1)	Grade Level Teacher	2019	\$43,000.00	0.	0.00	0.00	1.00	1.00	1.00
3	Core (2)	Grade Level Teacher	2020	\$43,000.00	0.	0.00	0.00	0.00	2.00	2.00
3	Special (4)	Grade Level Teacher	2017	\$43,000.00	0.	00 4.00	4.00	4.00	4.00	4.00
		_								
3	Special (1)	Grade Level Teacher	2019	\$43,000.00		0.00	0.00	1.00	1.00	1.00
4	Core (20)	Grade Level Teacher	2017	\$43,000.00		00 20.00	20.00	20.00	20.00	20.00
4	Core (4)	Grade Level Teacher	2018	\$43,000.00		0.00	4.00	4.00	4.00	4.00
4	Core (2)	Grade Level Teacher	2019	\$43,000.00		0.00	0.00	2.00	2.00	2.00
4	Core (1)	Grade Level Teacher	2020	\$43,000.00	0.	0.00	0.00	0.00	1.00	1.00
	Constal (a)	Conda Lavel Tanahan	2047	ć42 000 00		00 4.00	4.00	4.00	4.00	4.00
4	Special (4) Special (1)	Grade Level Teacher Grade Level Teacher	2017 2019	\$43,000.00 \$43,000.00		00 4.00	0.00	1.00	1.00	1.00
5	Core (20)	Grade Level Teacher Grade Level Teacher	2017	\$43,000.00		00 0.00	20.00	20.00	20.00	20.00
5	Core (4)	Grade Level Teacher	2018	\$43,000.00		00 0.00	4.00	4.00	4.00	4.00
5	Core (2)	Grade Level Teacher	2019	\$43,000.00		0.00	0.00	2.00	2.00	2.00
	COIC (2)	Grade Level reaction	2013	\$43,000.00	g.	0.00	0.00	2.00	2.00	2.00
5	Core (1)	Grade Level Teacher	2020	\$43,000.00	0.	0.00	0.00	0.00	1.00	1.00
5	Special (4)	Grade Level Teacher	2017	\$43,000.00		00 4.00	4.00	4.00	4.00	4.00
5	Special (1)	Grade Level Teacher	2019	\$43,000.00	0.	0.00	0.00	1.00	1.00	1.00
6	Core (20)	Grade Level Teacher	2017	\$43,500.00	0.	00 20.00	20.00	20.00	20.00	20.00
		_								
6	Core (5)	Grade Level Teacher	2018	\$43,000.00	0.	0.00	5.00	5.00	5.00	5.00
6	Core (1)	Grade Level Teacher	2019	\$43,000.00	0.	0.00	0.00	1.00	1.00	1.00
6	Core (1)	Grade Level Teacher	2020	\$43,000.00		0.00	0.00	0.00	1.00	1.00
6	Core (1)	Grade Level Teacher	2021	\$43,000.00		0.00	0.00	0.00	0.00	1.00
6	Special (5)	Grade Level Teacher	2017	\$43,000.00	0.	00 5.00	5.00	5.00	5.00	5.00
6	Special (1)	Grade Level Teacher	2020	\$43,000.00		0.00	0.00	0.00	1.00	1.00
7	Special (1) Core (20)	Grade Level Teacher Grade Level Teacher	2017	\$43,000.00		00 0.00	20.00	20.00	20.00	20.00
7	Core (5)	Grade Level Teacher	2018	\$43,000.00		00 0.00	5.00	5.00	5.00	5.00
7	Core (1)	Grade Level Teacher	2019	\$43,000.00		0.00	0.00	1.00	1.00	1.00
7	Core (1)	Grade Level Teacher	2020	\$43,000.00		00 0.00	0.00	0.00	1.00	1.00
7	Core (1)	Grade Level Teacher	2021	\$43,000.00	0.	0.00	0.00	0.00	0.00	1.00
		=								
7	Special (5)	Grade Level Teacher	2017	\$43,000.00		00 5.00	5.00	5.00	5.00	5.00
7	Special (1)	Grade Level Teacher	2020	\$43,000.00		0.00	0.00	0.00	1.00	1.00
8	Core (20)	Grade Level Teacher	2017	\$43,000.00		00 20.00	20.00	20.00	20.00	20.00
8	Core (5) Core (1)	Grade Level Teacher Grade Level Teacher	2018 2019	\$43,000.00 \$43,000.00		0.00	5.00	5.00	5.00	5.00
0	Core (1)	Orace Level reduiter	2013	343,000.00	0.	00 0.00	0.00	1.00	1.00	1.00
8	Core (1)	Grade Level Teacher	2020	\$43,000.00	n	0.00	0.00	0.00	1.00	1.00
8	Special (5)	Grade Level Teacher	2017	\$43,000.00		00 5.00	5.00	5.00	5.00	5.00
8	Special (1)	Grade Level Teacher	2020	\$43,000.00		00.00	0.00	0.00	1.00	1.00
9	Core (20)	Grade Level Teacher	2017	\$43,500.00		00 20.00	20.00	20.00	20.00	20.00
	·									

					16-17	17-18	18-19	19-20	20-21	21-22
0	C (a)	Con de Level Teacher	2010	Ć42 000 00	0.00	0.00		4.00		• • •
9	Core (4) Core (2)	Grade Level Teacher Grade Level Teacher	2018 2019	\$43,000.00 \$43,000.00	0.00 0.00	0.00 0.00	4.00 0.00	4.00 2.00	4.00 2.00	4.00 2.00
9	Core (1)	Grade Level Teacher	2020	\$43,000.00	0.00	0.00	0.00	0.00	1.00	1.00
9	Special (4)	Grade Level Teacher	2017	\$43,000.00	0.00	4.00	4.00	4.00	4.00	4.00
	.,		-	1 1/11 11						
9	Special (1)	Grade Level Teacher	2018	\$43,000.00	0.00	0.00	1.00	1.00	1.00	1.00
9	Special (1)	Grade Level Teacher	2021	\$43,000.00	0.00	0.00	0.00	0.00	0.00	1.00
10	Core (20)	Grade Level Teacher	2017	\$43,000.00	0.00	20.00	20.00	20.00	20.00	20.00
10	Core (4)	Grade Level Teacher	2018	\$43,000.00	0.00	0.00	4.00	4.00	4.00	4.00
10	Core (2)	Grade Level Teacher	2019	\$43,000.00	0.00	0.00	0.00	2.00	2.00	2.00
10	Core (1)	Grade Level Teacher	2021	\$43,000.00	0.00	0.00	0.00	0.00	0.00	1.00
10	Special (4)	Grade Level Teacher	2017	\$43,000.00	0.00	4.00	4.00	4.00	4.00	4.00
10	Special (1)	Grade Level Teacher	2018	\$43,000.00	0.00	0.00	1.00	1.00	1.00	1.00
11	Core (19)	Grade Level Teacher	2017	\$43,000.00	0.00	19.00	19.00	19.00	19.00	19.00
11	Core (5)	Grade Level Teacher	2018	\$43,000.00	0.00	0.00	5.00	5.00	5.00	5.00
		-								
11	Core (1)	Grade Level Teacher	2019	\$43,000.00	0.00	0.00	0.00	1.00	1.00	1.00
11 11	Core (1)	Grade Level Teacher Grade Level Teacher	2020 2021	\$43,000.00 \$43,000.00	0.00	0.00	0.00	0.00	1.00	1.00
11	Core (1) Special (4)	Grade Level Teacher	2017	\$43,000.00	0.00	0.00 4.00	0.00 4.00	0.00 4.00	0.00 4.00	1.00 4.00
11	Special (1)	Grade Level Teacher	2019	\$43,000.00	0.00	0.00	0.00	1.00	1.00	1.00
12	Core (19)	Grade Level Teacher	2017	\$43,000.00	0.00	19.00	19.00	19.00	19.00	19.00
		_								
12	Core (5)	Grade Level Teacher	2018	\$43,000.00	0.00	0.00	5.00	5.00	5.00	5.00
12	Core (1)	Grade Level Teacher	2019	\$43,000.00	0.00	0.00	0.00	1.00	1.00	1.00
12	Core (1)	Grade Level Teacher	2020	\$43,000.00	0.00	0.00	0.00	0.00	1.00	1.00
12	Core (1)	Grade Level Teacher	2021	\$43,000.00	0.00	0.00	0.00	0.00	0.00	1.00
12	Special (4)	Grade Level Teacher	2017	\$43,000.00	0.00	4.00	4.00	4.00	4.00	4.00
12	Special (1)	Grade Level Teacher	2019	\$43,000.00	0.00	0.00	0.00	1.00	1.00	1.00
		Total Grade Level Teachers			0.00	305.00	368.00	392.00	410.00	417.00
		TOTAL SALARIES			\$0	\$20.364.220	\$24.307.582	\$26.378.261	\$27.886.509	\$28.732.748
		TOTAL SALARIES			\$0	\$20,364,220	\$24,307,582	\$26,378,261	\$27,886,509	\$28,732,748
BENEFITS		TOTAL SALARIES			\$0	\$20,364,220	\$24,307,582	\$26,378,261	\$27,886,509	\$28,732,748
BENEFITS										
BENEFITS		TOTAL SALARIES Total Medical Benefits			\$0 \$0	\$20,364,220 \$2,842,865	\$24,307,582 \$3,368,838	\$26,378,261 \$3,657,316	\$27,886,509 \$3,867,223	\$28,732,748
BENEFITS										
BENEFITS		Total Medical Benefits Total FICA			\$0 \$0	\$2,842,865 \$2,128,061	\$3,368,838 \$2,540,142	\$3,657,316 \$2,756,528	\$3,867,223 \$2,914,140	\$3,991,812 \$3,002,572
BENEFITS		Total Medical Benefits			\$0	\$2,842,865	\$3,368,838	\$3,657,316	\$3,867,223	\$3,991,812
BENEFITS		Total Medical Benefits Total FICA			\$0 \$0	\$2,842,865 \$2,128,061	\$3,368,838 \$2,540,142	\$3,657,316 \$2,756,528	\$3,867,223 \$2,914,140	\$3,991,812 \$3,002,572
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs			\$0 \$0 \$0	\$2,842,865 \$2,128,061 \$2,850,991	\$3,368,838 \$2,540,142 \$3,403,062	\$3,657,316 \$2,756,528 \$3,692,957	\$3,867,223 \$2,914,140 \$3,904,111	\$3,991,812 \$3,002,572 \$4,022,585
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance			\$0 \$0 \$0 \$0	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance			\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance			\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance			\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance			\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries			\$0 \$0 \$0 \$0 \$0 \$0 \$0	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE			\$0 \$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7%	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7%	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6%	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6%
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee		\$48,440	\$0 \$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7%	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7%	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6%	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6%
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary		\$48,440	\$0 \$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7%	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7%	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6%	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6%
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee		\$48,440	\$0 \$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7%	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7%	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6%	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6%
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary		\$48,440	\$0 \$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7%	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7%	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6%	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6%
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE			\$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7% 0.50 \$24,220	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7%	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6%	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6%
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee			\$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7% 0.50 \$24,220	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7%	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6%	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6%
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE			\$0 \$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7% 0.50 \$24,220 0.50 \$21,500	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7% 0.00 \$0 \$0	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6% 0.00 \$0	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6% 0.00 \$0
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee		\$43,000	\$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7% 0.50 \$24,220 0.50 \$21,500	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7% 0.00 \$0 \$21,500	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6% 0.00 \$0 \$21,500	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6% 0.00 \$0 0.50 \$21,500
BENEFITS		Total Medical Benefits Total FICA Total State Retirement Costs Total Life Insurance Total GASB 45 Total Unemployment Insurance TOTAL BENEFITS % of Salaries PART-TIME EMPLOYEES Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE Annualized salary Input part-time employee Percentage of full-time FTE			\$0 \$0 \$0 \$0 \$0 \$0 \$0 #DIV/0!	\$2,842,865 \$2,128,061 \$2,850,991 \$814,569 \$0 \$498,500 \$9,134,986 44.9%	\$3,368,838 \$2,540,142 \$3,403,062 \$972,303 \$0 \$582,000 \$10,866,345 44.7% 0.50 \$24,220 0.50 \$21,500	\$3,657,316 \$2,756,528 \$3,692,957 \$1,055,130 \$0 \$622,500 \$11,784,431 44.7% 0.00 \$0 \$21,500	\$3,867,223 \$2,914,140 \$3,904,111 \$1,115,460 \$0 \$648,500 \$12,449,434 44.6% 0.00 \$0	\$3,991,812 \$3,002,572 \$4,022,585 \$1,149,310 \$0 \$659,500 \$12,825,778 44.6% 0.00 \$0 0.50 \$21,500

	16-17	17-18	18-19	19-20	20-21	21-22
Input part-time employee Percentage of full-time FTE						
Annualized salary	\$0	\$0	\$0	\$0	\$0	\$0
Input part-time employee		1				
Percentage of full-time FTE Annualized salary	\$0	\$0	\$0	\$0	\$0	\$0
PART TIME SALARIES	\$0	\$0	\$45,720	\$21,500	\$21,500	\$21,500
PERFORMANCE BONUSES	\$0	\$0	\$0	\$0	\$0	\$0
PAYROLL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0

			16-17	17-18	18-19	19-20	20-21	21-22
GENERAL OPERATING EXPENSES			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
			2016	2017	2018	2019	2020	2021
Instruction	Assumptions	Ja		4574.000	4052.000	4005 500	40.45.000	4052.000
Consumables	\$100.00	Per Student		\$671,800	\$852,000	\$905,500	\$945,000	\$963,000
Athletics	\$67,000	Per Year		\$62,500	\$67,000	\$67,000	\$67,000	\$67,000
Office Supplies	\$13.00	Per Student		\$87,334	\$110,760	\$117,715	\$122,850	\$125,190
Classroom Supplies	\$27.00	Per Student		\$181,386	\$230,040	\$244,485	\$255,150	\$260,010
Copier Supplies	\$3.50	Per Student		\$23,513	\$29,820	\$31,693	\$33,075	\$33,705
Nursing Supplies	\$2.50	Per student		\$16,795	\$21,300	\$22,638	\$23,625	\$24,075
SPED Supplies	\$120.00	Per SPED Student		\$80,616	\$102,240	\$108,660	\$113,400	\$115,560
Dues and Fees	\$31,500	Per Year		\$35,875	\$31,500	\$31,500	\$31,500	\$31,500
Lunch Program	\$34,000	Per Year		\$48,500	\$34,000	\$34,000	\$34,000	\$34,000
Travel	\$51,500	Per Year		\$54,500	\$51,500	\$51,500	\$51,500	\$51,500
Special Education Contracted Services	\$769,000	Per Year + enrollment increase		\$769,000	\$975,272	\$1,036,513	\$1,081,728	\$1,102,333
Management Fee	\$450	Per student		\$3,023,100	\$3,834,000	\$4,074,750	\$4,252,500	\$4,333,500
IT Services - Monthly	\$42	Per student		\$282,156	\$357,840	\$380,310	\$396,900	\$404,460
IT Set-up Fees	\$38,500	Per Year + school additions		\$38,500	\$81,000	\$71,500	\$65,000	\$60,000
Website	\$27,000	Per Year		\$18,000	\$27,000	\$27,000	\$27,000	\$27,000
Infinite Campus	\$18,000	Per Year		\$15,500	\$18,000	\$18,000	\$18,000	\$18,000
Affiliation Fee	1%	% of S&L Revenues		\$452,121	\$581,997	\$627,821	\$665,036	\$687,869
Phone and Communications	\$154,200	Per Year		\$91,000	\$154,200	\$154,200	\$154,200	\$159,000
Postage	\$12,500	Per Year		\$10,000	\$12,500	\$12,500	\$14,000	\$14,000
Background and Fingerprinting	\$8,420	Per Year		\$9,000	\$8,420	\$8,420	\$8,420	\$8,420
Fire and Security alarms	\$49,000	Per Year + school additions		\$49,000	\$79,310	\$80,300	\$82,500	\$84,000
School Insurance	\$134,000	Per Year + school additions		\$134,000	\$161,525	\$161,525	\$180,000	\$184,750
Other Purchases	\$20,000	Per Year		\$26,000	\$19,750	\$21,250	\$19,250	\$19,250
Repairs & Maintenance	\$261,000	Per Year + school additions		\$261,000	\$321,000	\$348,000	\$376,000	\$393,000
Lawn Care	\$84,750	Per Year		\$61,350	\$73,050	\$80,800	\$84,750	\$84,750
Custodial Supplies	\$15	Per Student		\$100,770	\$127,800	\$135,825	\$141,750	\$144,450
Substitute Teachers	\$150	Per day		\$402,000	\$609,000	\$650,250	\$681,750	\$693,750
Summer Maintenance	\$71,000	Per Year + school additions		\$71,000	\$95,500	\$101,000	\$107,500	\$115,000
Total Instructional Supplies			\$0	\$7,076,316	\$9,067,324	\$9,604,654	\$10,033,384	\$10,239,071
Per student				\$1,053	\$1,064	\$1,061	\$1,062	\$1,063
Contracted Services	<u> </u>	=						
Annual audit	\$35,000	Per Year + school additions		\$35,000	\$47,918	\$53,500	\$54,500	\$56,250
Legal funds	\$39,500	Per Year + school additions	\$0	\$39,500	\$57,000	\$58,500	\$60,750	\$60,750
Total Contract Services			\$0	\$74,500	\$104,918	\$112,000	\$115,250	\$117,000
Food Program S	chool Pays?							
Breakfast	No No	Per student		\$0	\$0	\$0	\$0	\$0

	Somerse	et Academy of Las	Vegas						
				16-17	17-18 \$0	18-19 \$0	19-20 \$0	20-21 \$0	21-22 \$0
Lunch program Snacks Saturday food program	No no no	\$0.00 \$0.00	Per student (not covered by Title I) Per student Input "yes or "no"		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Total Food Costs			-	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL GENERAL OPERATING EXPENSES				\$0	\$7,150,816	\$9,172,242	\$9,716,654	\$10,148,634	\$10,356,071
TRANSPORTATION COSTS ASSUMPTIONS				16-17 2016-17 2016	17-18 2017-18 2017	18-19 2018-19 2018	19-20 2019-20 2019	20-21 2020-21 2020	21-22 2021-22 2021
Percentage of students transported									

		16-17	17-18	18-19	19-20	20-21	21-22
TRANSPORTATION COSTS		2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
ASSUMPTIONS		2016	2017	2018	2019	2020	2021
Percentage of students transported							
Students per bus							
Bus purchase price (used bus)							
Miles driven per bus per day							
Miles driven per bus per year	0						
Miles per gallon							
Gallons purchased per year	0.00						
Price per gallon							
Annual fuel costs per bus	\$0.00						
Maintenance costs per bus	per mile						
Annual maintenance costs per bus	\$0						
Bus Contracting Costs	annual						
No. on the second secon			0	0	0	0	0
Number of students participating			0	0 0	0	0	0
Number of buses required			· ·		-	-	Ů ĆO
Bus purchasing costs			\$0 \$0	\$0 60	\$0 \$0	\$0 \$0	\$0 \$0
Fuel costs				\$0 \$0			
Maintenance costs			\$0	\$0	\$0	\$0	\$0
Bus Contracting Costs			\$0	\$0	\$0	\$0	\$0
TOTAL TRANSPORTATION COSTS		\$0	\$0	\$0	\$0	\$0	\$0
Per student			NA	NA	NA	NA	NA

Flag Football (8 home games; 8 away games)		_
Head coach	\$1,000	
Assistant Coach	\$500	
Equipment		
Uniforms	\$300	Assumption?
Footballs	\$100	
Flags/Misc Equipment	\$400	per away game
Transportation	\$1,200	\$150 per away game - bus rental
Referees	\$800	2 refs per home game - \$50 ref
Total Costs	\$4,300	
<u> </u>		
Boys Basketball (12 home games; 12 away games)		
Head coach	\$1,000	
Assistant Coach	\$500	
Equipment		
Uniforms	\$500	
Basketballs	\$100	
Misc Equipment	\$200	per away game
wise Equipment		

			16-17	17-18	18-19	19-20	20-21	21-22
Referees	\$1,200	2 refs per home game - \$50 ref						
Gym rental	\$0	\$35/hour? - could be up to \$6K						
Total Costs	\$5,300							
Total Costs	\$3,300							
Girls Cheerleading (12 home games; 12 away games)								
	44.000							
Head coach	\$1,000							
Assistant Coach	\$500							
Equipment								
Uniforms	\$500	Assumption?						
Basketballs	\$0							
Misc Equipment	\$200	per away game						
Transportation	\$1,800	\$150 per away game - bus rental						
Referees	\$1,200	2 refs per home game - \$50 ref						
Gym rental	\$0	\$35/hour? - could be up to \$6K						
Total Costs	\$5,200							
Boys Soccer (8 home games; 8 away games)		_						
Head coach	\$1,000							
Assistant Coach	\$500							
Equipment	7	_						
	6400	Assumption 3						
Uniforms	\$400	Assumption?						
Soccer balls	\$150							
Shin guards, Misc Equipment	\$400	per away game						
Transportation	\$1,200	\$150 per away game - bus rental						
Referees	\$800	2 refs per home game - \$50 ref						
Total Costs		2 reis per nome game = 330 rei						
Total Costs	\$4,450							
Girls Soccer (8 home games; 8 away games)								
Head coach	\$1,000							
Assistant Coach								
	\$500							
Equipment								
Uniforms	\$400	Assumption?						
Soccer balls	\$150							
Shin guards, Misc Equipment	\$400	per away game						
Soccer goals		\$1,000 per goal - 2 goals						
	\$2,000							
Transportation	\$1,200	\$150 per away game - bus rental						
Referees	\$800	2 refs per home game - \$50 ref						
Total Costs	\$6,450							
Boys track and field (8 home games; 8 away games)		_						
Head coach	\$1,000							
Assistant Coach	\$500							
	7-5-5	_						
Equipment								
	ćo							
Uniforms	\$0	2 11 12						
Uniforms Other Equipment	\$0	Possible grant?						
Uniforms Other Equipment		Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation	\$0 \$1,200	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees	\$0 \$1,200 \$800							
Uniforms Other Equipment Transportation Referees	\$0 \$1,200	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs	\$0 \$1,200 \$800	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games)	\$0 \$1,200 \$800	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach	\$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach	\$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500	\$150 per away game - bus rental 2 refs per home game - \$50 ref						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500	\$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant?						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$0 \$1,200	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$0 \$1,200 \$800	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant?						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$0 \$1,200	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$0 \$1,200 \$800	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games)	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach Assistant Coach	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach Assistant Coach Equipment Coach Equipment Coach Equipment Coach Equipment	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Uniforms	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach Assistant Coach Equipment Coach Equipment Coach Equipment Coach Equipment	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$1,200 \$800 \$3,500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$1,200 \$800 \$3,500 \$500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental 2 refs per home game - \$50 ref						
Uniforms Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Uniforms Other Equipment Uniforms Other Equipment Transportation	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$0 \$1,200 \$800 \$3,500 \$1,000 \$500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental 2 refs per home game - \$50 ref \$150 per away game - bus rental						
Other Equipment Transportation Referees Total Costs Girls track and field (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms Other Equipment Transportation Referees Total Costs Boys Lacrosse (8 home games; 8 away games) Head coach Assistant Coach Equipment Uniforms	\$0 \$1,200 \$800 \$3,500 \$1,000 \$500 \$0 \$1,200 \$800 \$3,500 \$500	\$150 per away game - bus rental 2 refs per home game - \$50 ref Possible grant? \$150 per away game - bus rental 2 refs per home game - \$50 ref						

Girls Lacrosse (8 home games; 8 away games) Head coach					
Assistant Coach \$500 Equipment Uniforms \$0 Other Equipment \$0 Possible grant? Transportation \$1,200 \$150 per away game - bus rental Referees \$800 2 refs per home game - \$50 ref Total Costs \$3,500 Active program? Football Boy's basketball Girl's cheerleading Boy's soccer \$0 In 0					
Equipment Uniforms S0 Other Equipment \$50 S150 per away game - bus rental Referees \$800 2 refs per home game - \$50 ref Total Costs Active program? Football Boy's basketball Girl's cheerleading Boy's soccer Total Costs Active program? Total Total Costs Active program? Total Tot					
Uniforms Other Equipment S0 Possible grant? Transportation S1,200 S800 2 refs per home game - \$50 ref Total Costs Active program? Football Boy's basketball Girl's cheerleading Boy's soccer S0 Possible grant? S150 per away game - bus rental 2 refs per home game - \$50 ref Active program? no no no no no no no no no no no no no					
Other Equipment \$0 Possible grant? Transportation \$1,200 \$150 per away game - bus rental Referees \$800 2 refs per home game - \$50 ref Total Costs \$3,500 Active program? Football Boy's basketball Girl's cheerleading Boy's soccer Ino Boy's soccer					
Transportation \$1,200 \$150 per away game - bus rental Referees \$800 2 refs per home game - \$50 ref Total Costs \$3,500 Active program? Football Boy's basketball Girl's cheerleading Boy's soccer In D Boy's soccer					
Referees \$800 2 refs per home game - \$50 ref					
Total Costs \$3,500 Active program? Football Boy's basketball Girl's cheerleading Boy's soccer Boy's soccer					
Active program? Football Boy's basketball Girl's cheerleading Boy's soccer One One One One One One One One One On					
Football no Boy's basketball no Girl's cheerleading no Boy's soccer no					
Football no Boy's basketball no Girl's cheerleading no Boy's soccer no					
Football no Boy's basketball no Girl's cheerleading no Boy's soccer no					
Football no Boy's basketball no Girl's cheerleading no Boy's soccer no					
Boy's basketball no Girl's cheerleading no Boy's soccer no	\$0	\$0	\$0	\$0	\$0
Girl's cheerleading no Boy's soccer no	\$0	\$0	\$0	\$0	\$0
Boy's soccer no	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0
Boy's track and field no	\$0	\$0	\$0	\$0	\$0
Girl's track and field	\$0	\$0	\$0	\$0	\$0
Boy's lacrosse no	\$0	\$0	\$0	\$0	\$0
Girl's lacrosse no	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENSES \$0					

EQUIPMENT & TECHNOLOGY

			-						
FACILITIES				16-17	17-18	18-19	19-20	20-21	21-22
INPUT "Purchase" or "Lease"	Lease			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
LEASE OPTION				2016	2017	2018	2019	2020	2021
Square feet leased				0	153,276	106,264	106,264	106,264	106,264
Lease rate	\$26.00	Per sq ft	Annual lease cost	\$0	\$3,985,176	\$2,762,864	\$3,072,305	\$3,392,439	\$3,620,411
Bond Series 2015	\$2,813,214	Per year		\$0	\$2,813,214	\$2,813,214	\$2,813,214	\$2,813,214	\$2,813,214
Bond Series 2017	\$2,955,000	Per year		\$0	\$0	\$2,955,000	\$2,955,000	\$2,955,000	\$2,955,000
Janitorial	\$3.60	Per sq ft + school ad	lditions	\$0	\$554,202	\$748,173	\$766,877	\$786,049	\$805,700
Utilities	\$5.21	Per sq ft + school ad	lditions	\$0	\$797,955	\$1,085,219	\$1,165,000	\$1,215,000	\$1,222,000
Capital Outlay (building renovations)	\$0	One-time cost	Capital Outlay	\$0.00					
Total cost to lease				\$0	\$8,150,547	\$10,364,469	\$10,772,396	\$11,161,702	\$11,416,325
General liability insurance	\$0.00	Annual cost		\$0	\$0	\$0	\$0	\$0	\$0
TOTAL FACILITIES COSTS				\$0	\$8,150,547	\$10,364,469	\$10,772,396	\$11,161,702	\$11,416,325
				·			<u> </u>	<u> </u>	· , , ,
				16-17	17-18	18-19	19-20	20-21	21-22
TECHNOLOGY & EQUIPMENT COSTS				2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
				2016	2017	2018	2019	2020	2021
ASSUMPTIONS									
Copier (monthly lease rate)	\$5,100	Per month							
	100	Students per copier							
Doolston committee costs (for substance of controls	\$0	Day lautau							
Desktop computer costs (faculty and computers for carts)	· ·	Per laptop							
Desktop computers	0	Per grade level							
Cart costs		Per cart							
Student enrollment				0	6718	8520	9055	9450	9630
Number of copiers needed					6	6	6	6	6
Monthly copier lease					\$367,200	\$465,696	\$494,938	\$516,529	\$526,367
Zion FFE Lease - Instructional / Computer / Furniture / Fixtures		\$1,000	Per student		\$1,254,144	\$1,849,000	\$2,019,000	\$2,024,000	\$1,914,000
New Laptops - faculty			Per laptop	\$0	\$0	\$0	\$0	\$0	\$0
Laptop replacement costs			Number of years use			FALSE	FALSE	FALSE	FALSE
Mobile lap top cart - students			Per grade level		\$0	\$0	\$0	\$0	\$0
Mobile Laptop cart replacement costs			Number of years use			FALSE	FALSE	FALSE	FALSE
FTE cell phone handset			Per handset	\$0	\$0	\$0	\$0	\$0	\$0
FTE Cell phones (monthly coverage)			Per month	\$0	\$0	\$0	\$0	\$0	\$0
Internet setup			Setup fee		\$0	•	•	•	•
Server			Per server		\$0				
Classroom technology			Per classroom		\$0	\$0	\$0	\$0	\$0
Educational software			Per student		\$0	\$0	\$0	\$0	\$0
Technology Support Services			Per month		\$0	\$0	\$0	\$0	\$0
Internet and phone monthly service			Per month		\$0	\$0	\$0	\$0	\$0
Other Equipment (security system)			Setup cost		\$0	70	70	70	70
Monthly equipment cost			Per month		\$0	\$0	\$0	\$0	\$0
Computer Hardware			Per FTE		\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Computer Software			Per FTE		\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
Faculty furniture			Per FTE	\$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0
racuity runniture			Leuile	ŞU	ŞU	ŞU	ŞU	ŞU	ŞU

Student furniture	Per new student		\$0	\$0	\$0	\$0	\$0
TOTAL TECHNOLOGY & FOUIPMENT COSTS		ŚO	\$1,621,344	\$2,314,696	\$2,513,938	\$2,540,529	\$2,440,367

BUDGET SUMMARY Name of School

	16-17	17-18	18-19	19-20	20-21	21-22	0
	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	0
Number of Students	0	6718	8520	9055	9450	9630	0
Number of Employees	0	499	582	623	649	660	0
REVENUE							
DSA Funding	\$0	\$45,212,140	\$58,199,694	\$62,782,066	\$66,503,576	\$68,786,866	\$0
DSA Sponsorship Fee	\$0	(\$678,182)	(\$872,995)	(\$941,731)	(\$997,554)	(\$1,031,803)	\$0
State Special Education Funding	\$0	\$1,894,282	\$1,894,282	\$1,829,280	\$1,829,280	\$1,906,240	\$0
Title I	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal Breakfast Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Federal Lunch Program	\$0	\$0	\$94,572	\$100,511	\$104,895	\$106,893	\$0
IDEA	\$0	\$799,950	\$772,500	\$772,500	\$805,000	\$805,000	\$0
Transportation							
R&E start-up funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Read by 3 Grant	\$0	\$204,000	\$0	\$0	\$0	\$0	\$0
Student fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Investment Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
School level fundraising	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Private fundraising (foundations, corporate)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Private fundraising (individuals)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$0	\$47,432,190	\$60,088,052	\$64,542,626	\$68,245,197	\$70,573,196	\$0
EXPENSES							
Personnel	\$0	\$29,499,206	\$35,219,647	\$38,184,192	\$40,357,443	\$41,580,026	\$0
General Operating Expenses	\$0	\$7,150,816	\$9,172,242	\$9,716,654	\$10,148,634	\$10,356,071	\$0
Transportation	\$0	\$0	\$0	\$0	\$0	\$0	\$ 0
Athletic Program	\$0	\$0	\$0	\$ 0	\$ 0	\$ 0	\$ 0
Facilities	\$0	\$8,150,547	\$10,364,469	\$10,772,396	\$11,161,702	\$11,416,325	\$ 0
Technology & Equipment	\$0	\$1,621,344	\$2,314,696	\$2,513,938	\$2,540,529	\$2,440,367	\$ 0
TOTAL EXPENSES	\$0	\$46,421,913	\$57,071,055	\$61,187,180	\$64,208,307	\$65,792,790	\$0
SURPLUS/(DEFICIT)	\$0	\$1,010,277	\$3,016,998	\$3,355,445	\$4,036,890	\$4,780,406	\$0
Per student		\$150	\$354	\$371	\$427	\$496	#DIV/0!

Somerset Academy of	f Las Vegas
Julier set Academy U	i Las Vegas

Ending Fund Balance \$0 \$1,010,277 \$4,027,274 \$7,382,719 \$11,419,610 \$16,200,015 \$16,200,015

2017-18	PROJECTED	PR	ROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED			
										l						
	July		August	September	October	November	December	January	February	March	April	May	June	Total Projected	Final Approved Budget	Variance
REVENUES Distributive School Acct	\$ 3,767,67	0 22 6 2	3.767.678.33	\$ 3.767.678.33	\$ 3.767.678.33	\$ 3,767,678.33	\$ 3,767,678.33	\$ 3,767,678,33	\$ 3.767.678.33	\$ 3.767.678.33	\$ 3.767.678.33	\$ 3,767,678.33	\$ 3.767.678.33	\$ 45.212.140.00	\$ 45,212,140.00	s -
DSA Sponsorship Fee	\$ (56,51		(56,515.18)	, . ,	, . ,	\$ (56,515.18)		,	, . ,	\$ (56,515.18)			\$ (56,515.18)	,		\$ (0.10)
Donations Donations	φ (50,51	J. 10) \$	(50,515.16)	φ (30,313.16)	\$ (50,515.16)	(30,313.10)	(30,313.10)	φ (30,313.16)	φ (30,313.16)	φ (50,515.16)	φ (50,515.16)	φ (30,313.16)	\$ (50,515.16)	© (070,102.10)	φ (070,102.00)	© (0.10)
State Special Ed					\$ 210,475.73	\$ 210,475.73	\$ 210,475.73	\$ 210,475.73	\$ 210,475.73	\$ 210,475.73	\$ 210,475.73	\$ 210,475.73	\$ 210,475.73	\$ 1,894,281.60	\$ 1,926,960.00	\$ (32,678.40)
IDEA					\$ 88,883.33		\$ 88,883.33	\$ 88,883.33	\$ 88,883.33	\$ 88,883.33	\$ 88,883.33	\$ 88,883.33	\$ 88,883.33	\$ 799,950.00	\$ 799,950.00	\$ (32,076.40) \$ -
Read by 3 Grant		•	18.545.45	\$ 18,545.45	\$ 18.545.45	\$ 18,545.45		\$ 18.545.45	\$ 18.545.45	\$ 18.545.45	\$ 18,545.45		\$ 18.545.45	\$ 204,000.00		\$ -
read by 5 Grant		Ψ	10,040.40	ψ 10,040.40	ψ 10,040.40	9 10,040.40	Ψ 10,040.40	Ψ 10,040.40	Ψ 10,040.40	Ψ 10,040.40	ψ 10,545.45	Ψ 10,040.40	ψ 10,040.40	\$ 204,000.00	Ψ 204,000.00	\$ -
														• -		\$ -
														s -		s -
Total Revenues	S 3,711,16	3.16 \$ 3	3.729.708.61	\$ 3,729,708.61	\$ 4.029.067.68	\$ 4,029,067.68	\$ 4.029.067.68	\$ 4,029,067,68	\$ 4.029.067.68	\$ 4.029.067.68	\$ 4,029,067.68	\$ 4.029.067.68	\$ 4.029.067.68	\$ 47.432.189.50	\$ 47,464,868,00	\$ (32,678,50)
Total Revenues Y-T-D	\$ 3,711.16	3 16 \$ 7			\$ 15,199,648,06	\$ 19,228,715,74	\$ 23,257,783,42	\$ 27,286,851,10	\$ 31,315,918,78	\$ 35,344,986,46	\$ 39.374.054.14	\$ 43.403.121.82	\$ 47,432,189,50	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,	(, , , , , , , , , , , , , , , , , , ,
Total Novoliaco I I D	ψ 0,711,10	J. 10	, 110,071.77	Ψ 11,110,000.00	¥ 10,100,010.00	V 10,220,710.71	ψ Ευ,Ευτ, που. 12	Ψ ΕΓ,ΕΘΟ,ΘΟ1:10	Ψ 01,010,010.70	ψ 00,011,000.10	ψ σσ,στ 1,σσ 1.11	Ψ 10,100,121.02	\$ 11,102,100.00			
EXPENDITURES																
Salaries & Benefits																
Salaries	\$	- \$ 1	1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 1,851,292.73	\$ 20,364,220.00	\$ 19,940,429.00	\$ 423,791.00
Benefits	\$	- \$	830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 830,453.23	\$ 9,134,985.53	\$ 8,742,678.00	\$ 392,307.53
Supplies	\$	- \$	96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 96,494.91	\$ 1,061,444.00	\$ 970,260.00	\$ 91,184.00
Lease Payments	\$ 332,09	8.00 \$	332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 332,098.00	\$ 3,985,176.00	\$ 3,985,200.00	\$ (24.00)
Utilities	\$ 66,49	6.24 \$	66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 66,496.24	\$ 797,954.86	\$ 798,000.00	\$ (45.14)
Contracted Services	\$ 97,58	3.33 \$	97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 97,583.33	\$ 1,171,000.00	\$ 1,171,324.00	\$ (324.00)
Textbooks	\$	- \$	- :	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Equipment	\$ 135,11			\$ 135,112.00	\$ 135,112.00		\$ 135,112.00	\$ 135,112.00	\$ 135,112.00	\$ 135,112.00	\$ 135,112.00	\$ 135,112.00	\$ 135,112.00	. , , , ,	\$ 1,622,144.00	\$ (800.00)
Facility	\$ 169,10		169,106.40		\$ 169,106.40	\$ 169,106.40	\$ 169,106.40	\$ 169,106.40	\$ 169,106.40	\$ 169,106.40	\$ 169,106.40	\$ 169,106.40	\$ 169,106.40	\$ 2,029,276.86	\$ 2,034,552.00	\$ (5,275.14)
Athletics	\$ 5,20		5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 5,208.33	\$ 62,500.00	\$ 62,500.00	\$ -
Management Fee	\$	- \$	274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 274,827.27	\$ 3,023,100.00	\$ 3,023,100.00	\$ -
Travel	\$	- \$	- 1	\$ 5,450.00	\$ 5,450.00	-,	\$ 5,450.00	\$ 5,450.00	\$ 5,450.00	\$ 5,450.00		\$ 5,450.00	\$ 5,450.00		\$ 54,500.00	\$ -
Accounting/Legal	\$ 6,20		6,208.33	,=	\$ 6,208.33	-,	\$ 6,208.33	\$ 6,208.33	\$ 6,208.33	\$ 6,208.33	\$ 6,208.33	\$ 6,208.33	\$ 6,208.33	\$ 74,500.00	\$ 74,500.00	\$ -
Technology/Software	\$ 37,09		37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33	\$ 37,096.33		\$ 445,156.00	\$ -
Insurance	\$ 134,00		6 739 58		\$ -	5 -	\$ 6.739.58	5 - 0.700.50	\$ -	\$ 6.739.58	\$ -	5 -	\$ -	\$ 134,000.00 \$ 80,875.00	\$ 134,000.00	\$ - \$ -
Other Bond Payments	\$ 6,73 \$ 234.43		6,739.58 234.434.50	φ 0,700.00	\$ 6,739.58 \$ 234.434.50	\$ 6,739.58 \$ 234.434.50	\$ 6,739.58 \$ 234.434.50	\$ 6,739.58 \$ 234.434.50	\$ 6,739.58 \$ 234.434.50	\$ 6,739.58 \$ 234,434.50	\$ 6,739.58 \$ 234.434.50	\$ 6,739.58 \$ 234,434.50	\$ 6,739.58 \$ 234.434.50	\$ 80,875.00 \$ 2.813.214.00	\$ 80,875.00 \$ 2,813,213.00	\$ 1.00
Bond Payments	\$ 234,43	4.50 Ş	234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 234,434.50	\$ 2,013,214.00 e	\$ 2,013,213.00	\$ 1.00 e
																•
														9 -		\$
Total Expenditures	\$ 1,224,08	3.06 \$ 4	1.143.151.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 4,148,601.20	\$ 46,853,246.24	\$ 45,952,431.00	\$ 900,815.24
Total Expenses Y-T-D	\$ 1,224,08			\$ 9,515,835.46	\$ 13,664,436.66	\$ 17,813,037.85		\$ 26,110,240.25				\$ 42,704,645.05	\$ 46,853,246.24	,,		
Percent of Budget		.66%	11.68%	20.71%	29.74%	38.76%	47.79%	56.82%	65.85%	74.88%	83.90%	92.93%	101.96%			
															L	
							Pr	ojected Cash Balance	Statement							
Net change in Cash (F/B)	\$ 2,487,08	0.10 \$	(413,442.59)	\$ (418,892.59)	\$ (119,533.52)	\$ (119,533.52)	\$ (119,533.52)	\$ (119,533.52)	\$ (119,533.52)	\$ (119,533.52)	\$ (119,533.52)	\$ (119,533.52)	\$ (119,533.52)	\$ 578,943.26	\$ 1,512,437.00	\$ (933,493.74)
Begin Cash Balance(F/B)	\$	- \$ 2	2,487,080.10	\$ 2,073,637.51	\$ 1,654,744.93	\$ 1,535,211.41	\$ 1,415,677.89	\$ 1,296,144.37	\$ 1,176,610.85	\$ 1,057,077.33	\$ 937,543.81	\$ 818,010.29	\$ 698,476.77			\$ -
End Cash Balance (F/B)	\$ 2,487.08	0.10 \$ 2	2,073,637.51	\$ 1,654,744.93	\$ 1,535,211.41	\$ 1.415.677.89	\$ 1.296.144.37	\$ 1.176.610.85	\$ 1,057,077.33	\$ 937,543.81	\$ 818.010.29	\$ 698.476.77	\$ 578.943.26	\$ 578.943.26	\$ 1.512.437.00	\$ (933,493,74)
			,,. ,	, ,,	. ,,=	. ,,	. ,,	, , , , , , , , , , , , , , , , , , , ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,		,			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

Cash Flow Statement

School Name:

WEIGHTED 2016 Count Day

Outside

County District	DSA		Revenue		To	tal	Enrollment	<u>Subtotal</u>
Carson City	\$	6,637	\$	1,002	\$	7,639		\$0.00
Churchill	\$	6,621	\$	1,100	\$	7,721		\$0.00
Clark	\$	5,527	\$	979	\$	6,506		\$0.00
Douglas	\$	5,941	\$	2,466	\$	8,407		\$0.00
Elko	\$	6,707	\$	1,302	\$	8,009		\$0.00
Esmeralda	\$	15,590	\$	7,867	\$	23,457		\$0.00
Eureka	\$	5,653	\$	26,220	\$	31,873		\$0.00
Humboldt	\$	5,738	\$	2,269	\$	8,007		\$0.00
Lander	\$	3,955	\$	6,063	\$	10,018		\$0.00
Lincoln	\$	10,369	\$	1,469	\$	11,838		\$0.00
Lyon	\$	7,150	\$	928	\$	8,078		\$0.00
Mineral	\$	9,561	\$	1,644	\$	11,205		\$0.00
Nye	\$	7,104	\$	1,458	\$	8,562		\$0.00
Pershing	\$	8,964	\$	2,662	\$	11,626		\$0.00
Storey	\$	8,309	\$	5,783	\$	14,092		\$0.00
Washoe	\$	5,582	\$	1,152	\$	6,734		\$0.00
White Pine	\$	7,376	\$	1,677	\$	9,053		\$0.00
Multi-District	#	DIV/0!					0.0	0.0

Attachment 13- Local Network Budget

Somerset Network	Somerset 17-18	Somerset 18-19	Somerset 19-20	Somerset 20-21	Somerset 21-22
WFTE Gross Value \$ Total Students (FTEs)	6,730 6,718	6,820 8,520	\$ 6,922 9,055	\$ 6,991 9,450	\$ 7,075 9,630
Kinder 1st Grade	575 580	800 800	800 800	800 800	800 800
2nd Grade	580	800	800	800	800
3rd Grade	580	800	800	800	800
4th Grade	605	775	800	800	800
5th Grade 6th Grade	605 745	800 930	825 990	800 990	800 990
7th Grade	715	775	930	990	990
8th Grade	665	715	780	930	990
9th Grade 10th Grade	403 297	420 400	450 450	480 450	480 480
11th Grade	216	295	360	450	450
12th Grade	152	210	270	360	450
Total Students (FTEs)	6,718	8,520	9,055	9,450	9,630
TEACHING STAFF					
Classroom Teachers	254.0	315.0	332.0	347.0	353.0
SPED Teachers Art Teacher	30.0 8.0	37.5 9.0	41.0 9.0	44.0 9.0	45.0 9.0
Music	8.0	9.0	9.0	9.0	9.0
PE Teacher	10.0	10.0	10.0	10.0	10.0
Dance	0.0	0.0	0.0	0.0	0.0
Technology (STEM) Theatre	7.0 0.0	9.0 0.0	9.0 0.0	9.0 0.0	9.0 0.0
Spanish / Language	8.0	9.0	9.0	9.0	9.0
Additional Elective Teachers	10.0	7.5	14.5	17.5	18.5
Total Teaching Staff	335.00	406.00	433.50	454.50	462.50
ADMIN & SUPPORT Executive Director & Assistant	17-18 1.0	18-19 1.0	19-20 1.0	20-21 1.0	21-22 1.0
Principal	7.0	7.0	7.0	7.0	7.0
Assistant Principal	13.0	17.0	18.0	18.0	18.0
Lead Teacher(s)	0.0	0.0	0.0	0.0	0.0
Counselor/ Student Support Advocate Curriculum Coach	12.0 10.0	11.0 9.0	13.0 10.0	13.0 12.0	13.0 12.0
Office Manager	8.0	10.0	11.0	10.0	10.0
Registrar	7.0	9.0	9.0	9.0	9.0
Teacher Assistants (Includes SPED) Clinic Aide/ FASA	62.5	70.5	79.0	83.0	85.0
Clinic Aide/ FASA Speech/Psych/Nurse	14.0	9.0 1.0	9.0 1.0	9.0 1.0	9.0 1.0
Campus Monitor/Custodian	14.0	19.0	18.0	18.0	19.0
Receptionist	10.0	9.5	9.5	9.5	9.5
Cafeteria Manager	4.0	4.0	4.0	4.0	4.0
Total Admin & Support	163.50	177.00	189.50	194.50	197.50
Total # Teachers Total # Admin & Support	335.00 163.50	406.00 177.00	433.50 189.50	454.50 194.50	462.50 197.50
Total Staff	498.50	583.00	623.00	649.00	660.00
Total Salaries & Benefits as % of Expenses	63%	61%	62%	63%	63%
Student/teacher ratio	20.1	21.0	20.9	20.8	20.8
Student/staff ratio	41.1	48.1	47.8	48.6	48.8
Rent as % of Expenses	14.70%	14.87%	14.41%	14.29%	14.35%
REVENUE (@ 100%)					
Budget Revenue	45,212,140	58,106,400	62,681,427	66,064,950	68,132,250
NSLP Grant(s)	204.000	105,000	105,000	105,000	105,000
Other	204,000				
Special Ed Funding (Part B)	799,950	772,500	772,500	805,000	805,000
SPED Discretionary Unit	1,926,960	2,385,760	2,640,320	2,773,520	2,773,520
Total Revenues Actual Revenue	48,143,050 45,212,140	61,369,660 58,106,400	66,199,247 62,681,427	69,748,470 66,064,950	71,815,770 68,132,250
NSLP	-	105,000	105,000	105,000	105,000
Grant(s)	204,000	-	-	-	
Other Special Ed Funding (Part B)	799,950	772,500	772,500	805,000	805.000
Special Ed Funding (Part B) SPED Discretionary Unit	799,950 1,926,960	772,500 2,385,760	772,500 2,640,320	805,000 2,773,520	805,000 2,773,520
Total Revenues:	48,143,050	61,369,660	66,199,247	69,748,470	71,815,770
EXPENSES Personnel Costs	Somorest	Samaras	Somerset	Samoras	Somewat
Personnel Costs Executive Director	Somerset 145,382	Somerset 147,565	149,778	Somerset 151,254	Somerset 151,992
Principal	670,825	773,500	786,565	794,300	798,655
Assistant Principal(s)	1,080,578	1,165,720	1,323,156	1,334,059	1,342,765
Foundation Director Lead Teacher	37,500	-			-
Read by 3 Coaches	255,000	-	-	-	-
Curriculum Coach	257,872	482,372	549,341	554,768	557,981
Counselor / Student Support Advocate/Dean Teachers Salaries	454,744 13,052,109	711,039 15,939,450	721,705 17,214,085	780,065 18,175,610	783,870 18,662,850
SPED Teachers	1,118,375	1,625,850	1,803,898	1,952,360	2,016,375
SPED Facilitator	145,218	133,000	134,995	135,643	136,990
Speech Pathologist	84,117	138,642	158,000	159,130	160,505
School Psychologist School Nurse	35,000	35,000	- 35,525	35,875	36,050
Grant funded positions	-	-	-	-	-
Office Manager/ Registrar / Banker	719,885	780,767	792,479	800,286	804,757
Secretary & FASA	319,892	322,300	328,419	334,082	339,288
Teacher Assistants (includes SPED) Campus Monitors	1,040,084 352,192	1,218,240 446,560	1,389,960 432,100	1,486,800 440,540	1,553,400 473,320
Cafeteria Manager	71,480	70,560	72,000	73,440	74,520
	100,176	23,990,565	-	-	-
		23,990,565	25,892,006	27,208,212	27,893,318
Total Salaries and Wages	19,940,429 5,583,320	6,717,358	7,249,762	7,618,299	7,810,129
PERS Insurance/Employment Taxes/Other Benefits			7,249,762 4,272,181	7,618,299 4,557,376	7,810,129 4,741,864
Total Salaries and Wages PERS	5,583,320 3,159,358 -	6,717,358 3,898,467	4,272,181	4,557,376	4,741,864
PERS Insurance/Employment Taxes/Other Benefits Incentives / Bonuses	5,583,320	6,717,358			

Operations	Somerset	Somerset	Somerset	Somerset	Somerset
Consumables	604,760	692,000	893,500	924,000	936,000
Lease payments/Curriculum	1,254,144	1,849,000	2,019,000	2,024,000	1,914,000
Office Supplies	88,500	117,760	121,205	123,610	124,390
Classroom Supplies	194,500	230,040	237,195	242,190	243,810
Copier Supplies	-	34,080	35,140	35,880	36,120
Nursing Supplies	-	25,560	26,355	26,910	27,090
SPED Supplies	82,500	106,320	106,320	107,880	107,880
Athletics	62,500	67,000	67,000	67,000	67,000
Dues and Fees	35,875	31,500	31,500	31,500	31,500
Lunch Program	48,500	34,000	34,000	34,000	34,000
Travel Reimbursement	54,500	51,500	51,500	51,500	51,500
Special Education Contracted Services	769,000	1,087,500	1,205,000	1,285,000	1,300,000
Management Fee	3,023,100	3,834,000	3,953,250	4,036,500	4,063,500
Payroll Services	-	-	-		-
Audit / Accounting	35,000	47,918	53,500	54,500	56,250
Legal Fees	39,500	57,000	58,500	60,750	60,750
IT Services - Monthly	282,156	357,840	368,970	376,740	379,260
IT Set-up Fees	38,500	81,000	71,500	65,000	60,000
Website	18,000	27,000	27,000	27,000	27,000
Copier / Printing	368,000	488,000	509,850	539,550	549,450
Infinite Campus	15,500	18,000	18,000	18,000	18,000
State Administrative Fee (1.5%)	678,182	866,412	901,110	925,622	938,428
Affiliation Fee - Inc. (1/2 of 1%)	226,061	288,804	300,370	308,541	312,809
Affiliation Fee - Battle of the books	10,500	13,500	13,500	13,500	299,309
Affiliation Fee - Training (1/2 of 1%)	215,561	275,304	286,870	295,041	13,500
Training and Development (outside affiliation fees)	-	-	-	-	-
Phone and Communications (with E-rate discount)	91,000	154,200	154,200	154,200	159,000
Postage / Marketing	10,000	12,250	12,250	14,000	14,000
Background and Fingerprinting	9,000	8,420	8,420	8,420	8,420
Facility and School Insurances	134,000	161,525	161,525	180,000	184,750
Other Purchases	26,000	19,750	21.250	19,250	19.250
Total	8,414,839	11,037,183	11,747,779	12,050,084	12,036,967
Facilities					
Public Utilities	798,000	1,082,500	1,165,000	1,215,000	1,222,000
Fire and Security alarms	49,000	79,310	80,300	82,500	84,000
Contracted Janitorial	554,202	745,640	760,308	778,943	790,124
Custodial Supplies	106,000	127,800	131,775	134,550	135,450
Facility Maintenance	179,000	187,000	191,500	206,000	223,000
Summer Maintenance	71,000	95,500	101,000	107,500	115,000
Lawn Care	61,350	73,050	80,800	84,750	84,750
AC Maintenance & Repair	82,000	134,000	156,500	170,000	170,000
Total	1,900,552	2,524,800	2,667,183	2,779,243	2,824,324
Total Expenses	39,435,822	48,822,373	52,524,161	54,939,964	56,045,352
Scheduled Lease Payment	3,985,200	2,762,862	3,072,282	3,392,401	3,620,504
Scheduled Bond Payment (2015 Bond)	2,813,213	2,813,213	2,814,113	2,814,113	2,814,113
Assessments	-	27,000	27,000	27,000	27,000
Anticipated Bond Payments (2018 Bond)	-	2,955,000	2,955,000	2,955,000	2,955,000
Surplus (Revenues-Total Expenses-Lease-Bond)	1,908,815	3,989,212	4,806,690	5,619,992	6,353,801
	4.0%	6.5%	7.3%	8.1%	8.8%

Somerset Network 5-Year Somerset Somerset Somerset Somerset Somerset

Attachment 14- Request for Good Cause Exemption from Amendment Deadline

State Public Charter School Authority 1749 North Steward Street, Suite 4D Carson City, Nevada 89706

Re: Request for Good Cause Exemption from Amendment Deadline

To Whom It May Concern:

Somerset Academy of Las Vegas requests an exemption from the amendment deadline to amend their charter contract with the SPCSA to acquire the Stephanie and Losee campuses.

In August of 2014, Somerset Academy of Las Vegas entered into their current leases which had a window to purchase in years 3-5. If those options are not exercised in a timely manner, before the March amendment cycle, the schools will be locked into the lease schedules which contain escalators over the next 30 years. A bond will allow the schools to minimize their facility costs as a percentage of their operating budgets.

Somerset Academy of Nevada requests that the Authority approve Somerset's Campus Acquisition Amendment Request and grants a good cause exemption from the amendment deadline.