

New Mexico Public Education Commission



2023 Charter School Renewal Application

Part E: Facilities

Charter Schools Division
Public Education Department
300 Don Gaspar Ave.
Santa Fe, NM 87501
(505) 827-6909
charter.schools@ped.nm.gov

Approved by the Public Education Commission: March 18, 2022

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Instructions

Please read the entire Charter School Renewal Application Kit before preparing documents. In an effort to help applicants understand the requirements of the Renewal Application, the CSD will hold a minimum of two technical assistance workshops. Applicants will be notified of the dates, times, and locations of the workshops.

Enter applicant responses in boxes below. Answer all questions unless the question indicates that applicants should answer only under certain conditions (e.g., rating on a Performance Framework indicator requires explanation, etc.). Narrative responses should be verifiable through documents submitted or observable evidence at the renewal site visit.

School Information

Name of School:	TAOS ACADEMY
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Facilities Narrative

Provide a description of the charter school facilities. Enter applicant response in box below:

School response:

Taos Academy is located at 110 Paseo del Cañon West, Taos, NM 87571. Over the years, facilities have been expanded to meet the needs of increased demand for enrollment and expanding instructional programs.

At the beginning of the 2014 school year, Taos Academy had 200 students enrolled. By 2016, the school increased its capacity to 250 students. In June of 2021, an additional increase from 250 to 300 was approved by the Public Education Commission. Taos Academy continues to maintain a waitlist for enrollment each year.

The school's facilities have been designed to support its unique instructional program and approach. Taos Academy is a hybrid school that combines direct and digital instruction with experiential curriculum to create a holistic learning environment able to meet each student's academic and social/emotional needs.

Digital Instruction

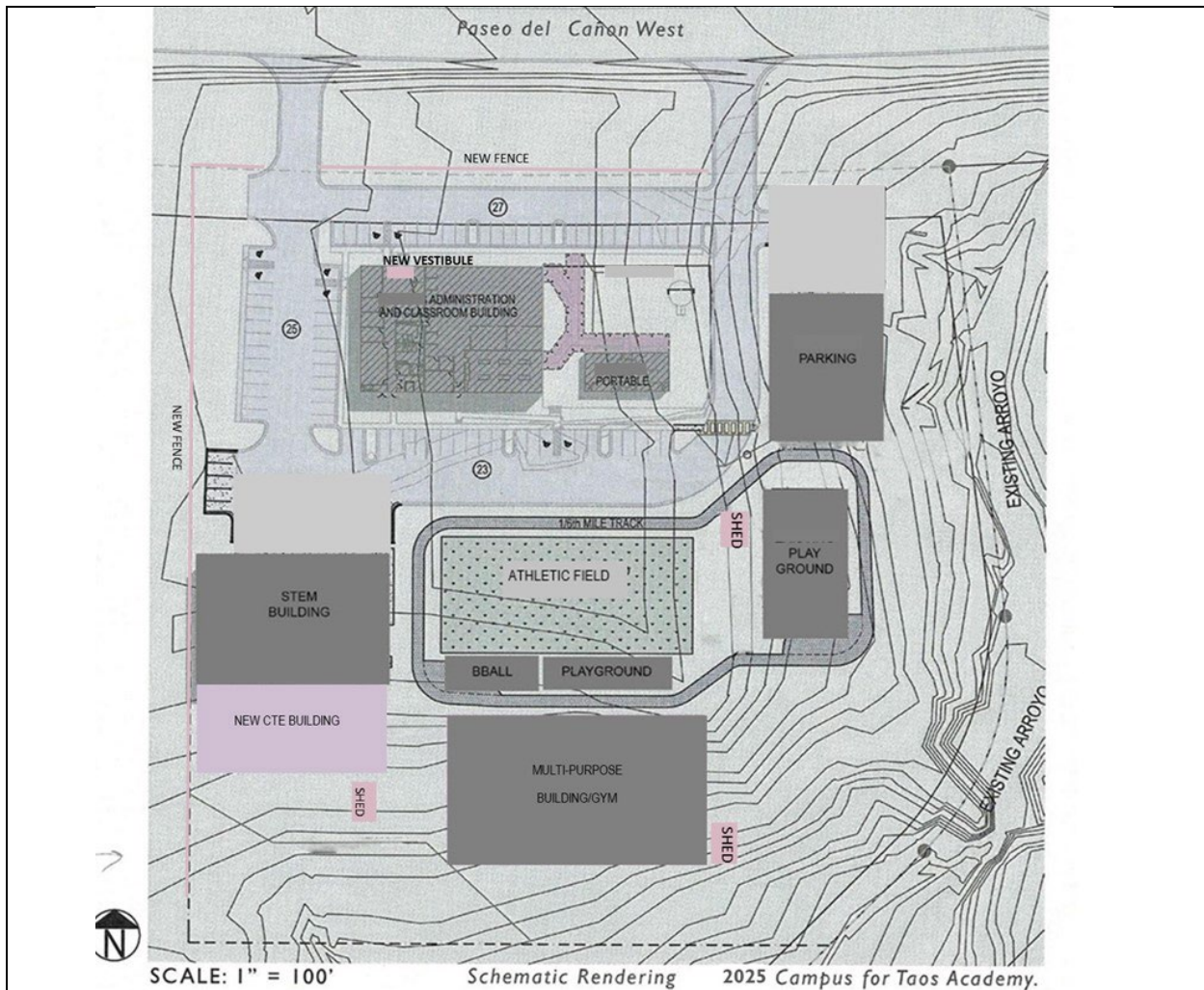
Digital instruction allows students to work at their own ability level and at their own pace. The curriculum provides for acceleration or remediation as needed. A student is able to work on modules for remediation instead of repeating a grade level or material he/she has already mastered. A gifted student is able to take advanced courses to prepare for college-level classes while in high school. With digital curriculum, teachers have full access to information about every aspect of a student's learning. Teachers are able to use quality data immediately to design or modify instruction that meets a student's individual need.

Direct Instruction

Taos Academy also includes traditional direct instruction as well, because we believe in the importance of positive student/teacher relationships. Concepts can be communicated face-to-face that may not be transmitted as clearly digitally. Direct instruction is a way to support each student's learning to ensure success and to provide opportunities for socialization. Because one of our goals is to give students leadership skills and prepare them for the 21st century, this socialization is imperative. Our leadership courses and extracurricular activities enrich students' learning experiences by providing them with opportunities to communicate and collaborate with one another and our school staff.

Through creative scheduling, Taos Academy is able to use its current facility to maximum capacity at all times. Students at Taos Academy are required to attend campus two days a week. 5th - 8th graders attend on Mondays and Wednesdays, and 9th - 12th graders attend on Tuesdays and Thursdays. Students begin school at 8:00 am and stay until 4:00 pm. This creative scheduling allows for available classroom and computer lab space to be utilized both throughout the week and the school day.

Following is a schematic rendering of the 2025 Taos Academy Campus included in the Facility Master Plan Education Specification 2020-2025:



Most recent additions to the campus include construction of the Multipurpose Building/Gym which was completed in May 2017 and the Career Technology Education (CTE) building which was completed with a Certificate of Occupancy in December 2022.

The various learning approaches at Taos Academy require various types of classrooms and class sizes. Class Loading is dependent on the type of class being conducted. Outlined below are the classroom types required by the Taos Academy curriculum.

Computer Labs

The computer labs are used by all students for their academic classes, which are completed and evaluated digitally. These classes are the core of the student curriculum, with all other classes supporting the work that happens in the computer lab. The computer workstations become personal study stations and a place for students to receive one-on-one help from roaming teachers. An ideal size of a classroom for one teacher monitor is 20 - 24 workstations.

Lecture Classrooms

The lecture rooms are used for traditional lecture-style instruction, as well as for Enrichment and Leadership curriculum. These classes typically have 15 - 20 students. The rooms are adaptable for different activities.

Tutoring Lab

The Tutoring Lab is a smaller computer lab where teachers can conduct small group lessons. One-on-one tutoring can take place with a roaming teacher and students at individual workstations. This lab has 8 - 12 workstations.

Smart Lab

The Smart Lab is a specialty classroom where students work in small groups to complete engineering, science, art, and math projects. The projects are experiential, experimental and require specialized equipment. This class is a requirement for all middle school students and required for graduating high school at Taos Academy. This lab has a large amount of table workspace and floor space for testing ideas, projects, and experiments. This Lab accommodates 15 - 20 students.



Existing SMART Lab showing group workstations.

Science Lab

The science lab is a science classroom where students can conduct experiments. This classroom has 4 - 6 workstations. It has locking cabinets to store materials and specialized equipment. This lab needs a large amount of table workspace and floor space for testing ideas, projects, and experiments.

Student Success Labs

The Student Success Labs are computer labs where students have the opportunity to come to campus and use the computer lab facilities on weekdays they do not have scheduled classes and in the evenings. One-on-one tutoring can take place with a roaming teacher and students at individual workstations. Each lab has 18 - 24 workstations.

College Link Lab

The College Link Lab is a computer lab where students attending college classes as part of the Early College High School Program may schedule their required academic time at Taos Academy. One-on-one tutoring can take place with a roaming teacher and students at individual workstations. This lab has 18 - 24 workstations.

The Growing Dome

The Growing Dome is a solar powered greenhouse used in the GROW program (Growing Renewable Options for the World). It is utilized by 5 - 10 students at a time to learn agricultural concepts, aquaculture, and green energy use. GROW project classes teach adaptive approaches to sustainable food production and nutrition utilizing our solar powered growing dome, local farms, and partners.



Media Arts/ Engineering Lab

The Media Arts/ Engineering Lab is an extension of the SMART Lab and is necessary for the STEM+Arts Institute career pathway program and aspects of the GROW program. It is a specialty classroom where students work on projects that are experiential, experimental and require specialized equipment. This lab requires a large amount of table workspace and floor space for testing ideas, projects, and experiments. This Lab accommodates 15 - 20 students.

STEM+Arts Institute Classrooms

The STEM+Arts Institute classrooms are for traditional lecture-style instruction, as well as for Engineering, Math and Business/Entrepreneur curriculum. The GROW program utilizes this space as well. These classes typically have 15 - 20 students. The rooms are adaptable for different activities.

Life Skills Classroom

The Life Skills classroom is a specialty classroom where students learn skills necessary for personal development, workforce development, and wellness. Classes will include, but are not limited to Culinary Arts, Nutrition and Wellness, Business, and Career Development. This space includes a stove/oven, countertop space, a sink, and a large amount of table workspace for 10 - 15 students.

Art Lab

The Art Lab is a specialty room for art instruction and includes storage space for materials, table and floor workspace for projects and access to a utility sink.

Music Lab

The Music Lab is a specialty classroom for music instruction and includes storage and sufficient electrical outlets for music instruments.

Counseling Room

The counseling room is an office space ideal for up to 4 people. This space is somewhat private, so that students will not see other students coming and going from the counselor.

Student Commons/ Cafeteria/ Indoor Activities

The commons space is a large space and should be flexible to allow for group meetings, large class activities, and demonstrations. This space is central in the layout of the school and has multiple storage locations for indoor activities and games.

Multipurpose Building

This space is the largest space in the school and should be flexible to allow for large meetings of the entire student and parent body for school events such as dances, fundraisers, performances, graduation, and sports. The space is able to accommodate at least 450 seated guests for school events. It has multiple storage locations and its own restrooms. The Art classroom and Music classroom are in this building as well (see characteristics for these spaces above). The large space is well ventilated and well lit. There is a stage for performances, a projector in the ceiling, a large screen, and basketball hoops on each end of the space.

CTE Building (Career Technology Education)

This space was added to accommodate expanded opportunities for career development and vocational education. By providing a science laboratory, and other classrooms with larger spaces to support CTE pathways, Taos Academy can now offer classes that align to our College and Career pathways program, such as health sciences, sustainability fields, IT and other advanced technologies, and much more.

Outdoor Recreation Area

The outdoor recreation area includes basketball courts, swings, climbing structure, a field and a track. As part of Taos Academy’s fitness program, all students and staff walk 20 minutes daily. A track is needed for this physical exercise. Swings and climbing structures are needed for our middle school students, and basketball for our high school students. The field is needed for our PE program.

For additional information regarding facilities, please refer to Appendix E-3 Facility Master Plan 2020-2025 Taos Academy.

Appendices

Include the following appendices as PDFs, using the following naming conventions. In place of “School Name” please use a short form of the school’s name, with the same form used consistently for all appendices.

	File Name	Documentation
E-1	E-1 E-Occupancy TA	E-Occupancy Certificate
E-2	E-3 Lease Agreement TA	A copy of the facility lease agreement, if applicable
E-3	E-4 Facility Master Plan TA	Facility Master Plan

TOWN OF TAOS

CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE HAS BEEN ISSUED PURSUANT TO THE REQUIREMENTS OF SECTION 110 OF THE 2009 INTERNATIONAL BUILDING CODE CERTIFYING THAT AT THE TIME OF ISSUANCE THIS STRUCTURE APPEARED TO BE IN COMPLIANCE WITH THE VARIOUS ORDINANCES AND CODES OF THE TOWN OF TAOS REGULATING BUILDING CONSTRUCTION OR USE. THE BUILDING OFFICIAL IS AUTHORIZED TO SUSPEND OR REVOKE A CERTIFICATE OF OCCUPANCY WHEREVER THE CERTIFICATE IS ISSUED IN ERROR, ON THE BASIS OF INCORRECT INFORMATION SUPPLIED, OR WHERE IT IS DETERMINED THAT THE BUILDING OR STRUCTURE OR PORTION THEREOF IS IN VIOLATION OF ANY ORDINANCE, REGULATION, OR ANY OF THE PROVISIONS OF THIS CODE.

Use Classification: Change of Occupancy / Taos Academy Charter School Zone: M-1

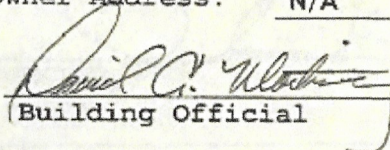
Building Address: 110 Paseo del Canon West

Group: E Construction Type V-B Building Permit No. N/A

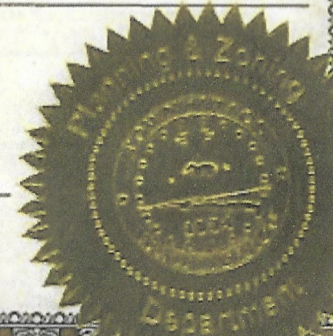
Contractor: N/A License No. N/A

Owner of Building: N/A

Owner Address: N/A


Building Official

8/9/11
Date Issued:



STATE OF NEW MEXICO
-REGULATION AND LICENSING DEPARTMENT
CONSTRUCTION INDUSTRIES DIVISION
GENERAL CONSTRUCTION BUREAU

No 16585

THIS BUILDING HAS BEEN OCCUPIED BEFORE A FINAL INSPECTION HAS BEEN CONDUCTED.
 PERMANENT TEMPORARY, _____ EXPIRATION DATE

~ CERTIFICATE OF OCCUPANCY ~

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF
OCCUPANCY GROUP E AS SPECIFIED BY THE NEW MEXICO BUILDING CODE.

110 Paseo Del Canon West Taos NM
BUILDING ADDRESS

1005 Academy Chapter 110 Paseo Del Canon West
NAME AND ADDRESS OF OWNER 1005 NM

Rutherford Wayne
NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S)

IF NO LICENSED CONTRACTOR, NAME(S) OF OWNER-BUILDER(S)

20110175011
BUILDING PERMIT NUMBER

PORTION OF BUILDING

Julian H. Lee
INSPECTOR'S NAME

1-4-2012
DATE

COMMENTS

STATE OF NEW MEXICO
REGULATION AND LICENSING DEPARTMENT
CONSTRUCTION INDUSTRIES DIVISION
GENERAL CONSTRUCTION BUREAU

19317

THIS BUILDING HAS BEEN OCCUPIED BEFORE A FINAL INSPECTION HAS BEEN CONDUCTED.
 PERMANENT TEMPORARY, _____ EXPIRATION DATE _____

~ CERTIFICATE OF OCCUPANCY ~

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF
OCCUPANCY GROUP E V AS SPECIFIED BY THE NEW MEXICO BUILDING CODE.

110 Paseo Del Canon w Taos NM
BUILDING ADDRESS

Roy Cunningham 403 Paseo Pueblo Sur Taos NM 87581
NAME AND ADDRESS OF OWNER

Modular Space Corp.
NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S)

IF NO LICENSED CONTRACTOR, NAME(S) OF OWNER-BUILDER(S)

2013022846
BUILDING PERMIT NUMBER

PORTION OF BUILDING

Julian Douglas
INSPECTOR'S NAME

06-11-2014
DATE

Decal 24948, 24945 24946
COMMENTS 2013022747

STATE OF NEW MEXICO
REGULATION AND LICENSING DEPARTMENT
CONSTRUCTION INDUSTRIES DIVISION
GENERAL CONSTRUCTION BUREAU

22217

THIS BUILDING HAS BEEN OCCUPIED BEFORE A FINAL INSPECTION HAS BEEN CONDUCTED.
PERMANENT _____ TEMPORARY _____ EXPIRATION DATE _____

~ CERTIFICATE OF OCCUPANCY ~

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF
OCCUPANCY GROUP A-1/E AS SPECIFIED BY THE NEW MEXICO BUILDING CODE.

110 Paseo del Cañon West Tros New Mexico 87571
BUILDING ADDRESS

FRANK W. C. Luna Azul 102 Paseo del Pueblo Sur Tros NM 87571
NAME AND ADDRESS OF OWNER

Robert W. Krongard (The Grand Heritage)
NAME(S) OF LICENSED CONTRACTOR, NAME(S) OF OWNER-BUILDER(S)

GENC 2016024182
BUILDING PERMIT NUMBER

100%
PORTION OF BUILDING

Mary Rosales
DATE OF ISSUE

6-28-2017
DATE

1/10
COMMENTS

STATE OF NEW MEXICO
REGULATION AND LICENSING DEPARTMENT
CONSTRUCTION INDUSTRIES DIVISION
GENERAL CONSTRUCTION BUREAU

30318

 ✓ THIS BUILDING HAS BEEN OCCUPIED BEFORE A FINAL INSPECTION HAS BEEN CONDUCTED.
PERMANENT _____ TEMPORARY, _____
EXPIRATION DATE _____

~ CERTIFICATE OF OCCUPANCY ~

THE FOLLOWING BUILDING OR PORTION THEREOF HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF
OCCUPANCY GROUP E AS SPECIFIED BY THE NEW MEXICO BUILDING CODE.

110 Pasco del Canon West 1205 N.M. 87571
BUILDING ADDRESS

1205 Academy charter school, 110 Pasco del Canon West
NAME AND ADDRESS OF OWNER
facility Build.
1205 N.M.

NAME(S) OF LICENSED NEW MEXICO CONTRACTOR(S)

IF NO LICENSED CONTRACTOR, NAME(S) OF OWNER-BUILDER(S)

GENC - 20 21 3731505
BUILDING PERMIT NUMBER

100%
PORTION OF BUILDING

Alvaro Rojas
INSPECTOR'S NAME

12-23-22
DATE

COMMENTS ADA Bathrooms signs.

State of New Mexico
Public School Facilities Authority

Jonathan Chamblin, Director



Martica Casias, Deputy Director

1312 Basehart Road, SE, Suite 200
Albuquerque, NM 87106
(505) 843-6272 (Phone); (505) 843-9681 (Fax)
Website: www.nmpsfa.org

May 15, 2018

Traci Filiss
Taos Academy Charter School
Director/Superintendent
110 Paseo Del Canon West
Taos, NM 87571
575-751-3109

Re: Taos Academy 2015-2020 Facility Master Plan / Education Specification's Approval:

Dear Traci Filiss, Director/Superintendent:

The Public School Facilities Authority (PSFA) has received and reviewed the Taos Academy 2015-2020 Facility Master Plan / Educational Specification's (FMP/Ed Spec's). Based upon our review, PSFA is pleased to announce that the Plan meets our requirements for a FMP/Ed Spec's submittal. As a result, PSFA considers the Plan to be final and approved. We would like to congratulate the Taos Academy for completing this important step that will guide your facility decisions over the next 5 years. We strongly believe that effective master planning will be beneficial to your School as it moves forward in serving the students of the Taos Academy.

Since PSFA considers the FMP/ Ed Spec's to be a dynamic and living document, the School should update the Plan as needed or on an annual basis. In addition to updating the FMP/Ed Spec's, the School should ensure that its Preventative Maintenance Plan (PMP) is updated yearly, since maintenance can prolong a building or building system's life span, but ultimately, any building or system will require cyclical renewal using capital funding. Alternatively, capital investments that are not properly maintained will have a significantly decreased useful life. Consequently, it is important that the FMP and the PMP be aligned as

Taos Academy Charter School Maintenance Plan (6/2/2016)

Frequency		Last Date Completed
Building Exterior		
Rooftop		
Rooftop HVAC units	Biannually	8/4/17
Gas Supply	Biannually	8/4/17
Icing prevention	After snowfall	12/21/17
Gutters and Downspouts	Biannually	8/4/17
Rubberized roofing system/ Propanel	Biannually	8/4/17
Under Building		
Plumbing	Quarterly	8/4/17
Building perimeter	After heavy rain or snow melt	3/1/17
Lighting system	Annually	
Pest control	Bi-Annually	12/6/17
Exterior Walls		
Metal and Siding	Annually	7/12/17
Exterior lights	Biannually	7/12/17

Inspect exterior for rusting; cracking; missing or displaced components, fasteners, or bolts. Check belts for fraying or cracking. Replace air filters. Look for rusting or scaling on heat exchanger or chiller. Oil blower motor.

Check for signs of gas leakage such as odor. Use a small brush to apply soapy water onto connections and look for gas bubbles. Inspect gas lines for corrosion.

Shovel snow away from sidewalks and main buildings and pour salt as needed.

Make sure downspouts and gutters are not blocked, leaking, misaligned, or otherwise rendered inoperable.

Check for seam failures anywhere that there is a connection between the rubberized material and rooftop fixtures, ventilation pipes, canals, or other structural components on the roof of all buildings.

Check water and sewage pipes for leaks

Check for water seepage from exterior of building.

Replace light bulbs as needed.

Look for signs of rodent nests or other infestations.

Check for loose screws, cracked, peeling or faded paint. Make sure all caulking is not cracked or peeling.

Check that lights are working at night. Check motion sensors and timers for proper function.

Building Seal	Biannually	Insure there are no cracks or breaches in the exterior wall, vents, stem wall or gutters that would allow rodents and other wildlife to enter the building. Seal as necessary.	7/12/17		
Doors and Windows	Biannually	Insure that doors and windows are properly functioning and that weather seals such as caulking and weather stripping are in working order.	7/12/17		
Stem Wall Base of building.	Annually	Check for deterioration of masonry or mortar. Check for cracks or breaches that would allow rodents and other wildlife to enter the building. Check to insure that water cannot enter the building through the base of the wall.	7/12/17		
Portales and overhead outdoor structures	Every two-three years	Stain/Paint inspect for structural failures.	7/1/16		
Grounds					
Plantings	Summer and Fall	Trim shrubbery around walls. Remove tree limbs, branches, or debris that can attract insects or other wildlife from within three feet of building.	8/1/17		
Irrigation	Summer and Fall	Check timers and irrigation tubing for proper function.	9/15/17		
Fire lane and handicap parking	Quarterly	Check for cracks or deterioration. Reseal if necessary. Check for trip hazards or obstacles on walkways. Check for areas where water pools and creates ice hazards.	8/1/17		
Roadway and Parking	Biannually	Verify Asphalt/concrete has no splitting or holes. Insure parking handicap signs are visible and that handicap parking spaces are not blocked. Insure that fire lanes and signage are not blocked and visible.	8/1/17		
Site Utilities	Biannually	Verify that natural gas, meters, electrical, solid waste, water, manhole access covers, transformers, and electrical panels are free of debris and properly locked to prevent access unauthorized persons.	8/1/17		
Playgrounds	Monthly	Insure that impact surfaces are in working order. Keep mulch or other movable materials spread evenly and within borders. Remove weeds. Look for tripping hazards and remove debris. Insure that play structures are free of sharp edges, properly painted, and in good working order. Replace missing bolts and other components immediately.	1/4/18		
Site Drainage	Biannually	Insure that water coming from roof is directed away from the building. Look for ponding or erosion points.	12/21/17		
Gates and Fences	Annually	Inspect for proper function. Fix broken components. Stain or paint wooden fences or gates.	7/1/16		

Interior of building						
Plumbing	Biannually	Check for proper flow of water. Check aerator screens on faucets. Check faucets and under sinks for leaks and signs of leaks such as calcium build-up. Check for hot water (lack of hot water could indicate an under-building leak or other problem). Check for separation of sinks and fixtures from walls or backsplash (re-caulk as necessary).	7/10/17			
Walls/ Floors/ Ceiling	Annually	Walls: Check for cracks or splitting in the finish, water damage, bubbling, and holes. Look for vandalism. Floors: Check for overall condition & cleanliness; physical damage and trip hazards. Flooring, baseboards intact and undamaged. Ceilings: Check for general condition: stained, broken or missing ceiling tiles. Look for signs of leakage.	7/10/17			
Security System Sensors	Annually	Remove visible dust or other blockage from ceiling mounted motion sensors.	7/10/17			
Circuit Breaker and electrical	Bi-Annually	Exercise all switches. Insure that fire suppression locks are in place on fire suppression circuits. Insure that the area in front of circuit breaker panel is free of obstructions and that the hinged panel is in working order. Keep panel closed when not in use. Insure that there is not storage within 3 feet of any electrical panel box. Check for non-functioning lighting fixtures. Check GFI outlets for proper function.	10/9/17			
Refrigerator/ kitchen areas	Annually	Clean coils. Look for signs of rodent or other infestation.	10/9/17			
Storage Rooms	Annually	Check for leaking of cleaning materials or open containers containing chemical cleaning agents.	10/9/17			
Science Room	Biannually	Check eyewash station for proper function. Check eye-wash station for proper function. Check ventilation units or air filtration units for proper function. Insure chemicals are stored in locked cabinets.	NA			
Restrooms	Bi-Annually	Insure that seams on flooring, molding, and wall panels are caulked, in place, and intact. Insure that exhaust fans are operable. Inspect sinks and toilets for proper function and signs of leaking or missing caulk. Check floor drains for proper function.	7/10/17			
Fire Suppression	Quarterly	Check all interior spaces for 18 inch sprinkler clearance. Check fire alarm panel for faults. Check emergency lighting batteries. Check batteries in secondary fire control boxes for each building. Check pressure on fire extinguishers (sign and date). Insure no missing fire extinguishers and that they are plainly visible and accessible.	1/4/18			
Climate Control	Biannually	Check thermostats for proper function and programming. Insure vents are clean and free of obstruction.	11/5/17			

Utility Rooms

Water heaters	Biannually	Flush hot water to remove sediment. Drain 1-2 gallons of water.	6/4/17		
Gas Supply	Biannually	Check pilot light. Inspect for signs of gas leakage.	6/4/17		

LEASE PURCHASE ARRANGEMENT

Between

TAOS ACADEMY FOUNDATION

A New Mexico non-profit corporation,
as LESSOR

and

TAOS ACADEMY

A New Mexico public charter school
as LESSEE

Dated as of July 20, 2016

THIS LEASE PURCHASE ARRANGEMENT (this "Agreement"), is made this ___ day of _____, 2016, between Taos Academy Foundation, a New Mexico nonprofit corporation ("Lessor"), and Taos Academy, a New Mexico public charter school ("Lessee").

Recitals

A. Lessee is a New Mexico state-chartered charter school, authorized to enter into "lease purchase arrangements" under the New Mexico Public School Lease Purchase Act, Chapter 22, Article 26A NMSA 1978 (the "Lease Purchase Act").

B. Lessee has determined that it is necessary, desirable and in the best interest of the Lessee to lease, and subject to certain contingencies, purchase from Lessor the Land and Improvements (collectively the "School Site") 110 Paseo Del Cañon West in Taos, New Mexico 87571 as shown in Exhibit A hereto.

Agreement

ARTICLE I DEFINITIONS AND EXHIBITS

Section 1.1. Definitions. Unless the context otherwise requires, the terms defined in this Section shall, for all purposes of this Agreement, have the meanings herein specified.

For purposes of this Lease Purchase Arrangement and for purposes of all appertaining exhibits and documents, the term "Agreement" shall have the same legal meaning and effect as either the term "Lease Purchase Arrangement" or "Financing Agreement," as these latter two terms are defined in NMSA 1978, Section 22-26A-3(A) (2015).

"Agreement Payment" means any payment due from Lessee to Lessor under this Agreement.

"Capital Outlay Act" means the Public School Capital Outlay Act, Chapter 22, Article 24 NMSA 1978.

"Charter Schools Act" means the Charter Schools Act, Chapter 22, Article 8B NMSA 1978.

"Commencement Date" means the date of execution of the Lease Purchase Arrangement by the parties after approval by the New Mexico Public Education Department and New Mexico Public School Finance Authority after which date the payment obligations under the Lease Purchase Arrangement will continue for a period not exceeding thirty years after the date of execution as prescribed by NMSA 1978, Section 22-26A-5(C) (2015).

"Department" is the New Mexico Public Education Department.

"Improvements" means any building(s), capital improvements and other facilities on the School Site.

“Land” means the tract containing 5.646 acres more or less, as shown on Red Tall Surveying, Inc. plat no. 971.LS1, entitled RJ2M, LLC and Taos Academy, dated 21 January January 2013, prepared by Robert A. Watt, NMPS #11770.

“Lease Purchase Act” means the Public School Lease Purchase Act, Chapter 22, Article 26A NMSA 1978.

“Lessee Representative” means the President of the Governance Council or other designated person delegated the authority to act on behalf of Lessee under or with respect to this Agreement as evidenced by a document conferring such authority executed by the Lessee’s governing body and delivered to Lessor or Lessor’s Representative.

“Lessor Representative” means the person acting with proper authority to administer and transfer property with respect to this Agreement as evidenced by a document conferring such authority executed by an officer of Lessor, given to Lessee or a Lessee Representative.

“Net Proceeds” means any insurance proceeds or condemnation award paid with respect to the School Site, remaining after payment therefrom of all expenses incurred in the collection thereof.

“Outlay Council” means the New Mexico Public School Capital Outlay Council.

“Option to Purchase” means the right of Lessee to purchase the School Site in accordance with the terms of Article VI.

“PSFA” means the New Mexico Public School Facilities Authority.

“School Site” means the certain parcel of land as described on Exhibit “A” and any Improvements.

“State Adequacy Standards” means the standards set forth by the Public School Capital Outlay Council in 6.27.30.1 NMAC, *et seq.* or any successor provisions and includes applicable waivers given to charter schools in general or variances granted to the Lessee specifically.

“Term” means the term of this Agreement, including any renewal term.

Section 1.2 Exhibits.

The following Exhibits are attached to and by reference made a part of this Agreement:

Exhibit A - Legal Description of Land

Exhibit B - Site Plans and Floor Plan

Exhibit C – Base Rent payment schedule

Exhibit D – Planned funding sources and Budget to make Base Rent

Exhibit E – Copy of the New Mexico Public Education Department's and Public School Facilities Authority's approval of this Agreement

ARTICLE II REPRESENTATIONS, COVENANTS AND WARRANTIES

Section 2.1. Representations, Covenants and Warranties of Lessee. Lessee represents, covenants and warrants as follows:

(a) Lessee is a duly formed and validly existing public school, formed and existing under the Charter Schools Act.

(b) State law authorizes Lessee to lease, operate, maintain and purchase the School Site, to enter into this Agreement and the transactions contemplated herein, and to carry out its obligations under this Agreement subject to the limitations and conditions stated and the availability of sufficient appropriations and revenues therefor.

(c) The representatives of Lessee executing this Agreement have been duly authorized to execute and deliver this Agreement under the terms and provisions of a resolution of Lessee's governing body or by other appropriate official action.

(d) Lessee has complied with all open meeting laws applicable to actions of Lessee with respect to this Agreement and acquisition of the School Site, and all other state and federal laws applicable to this Agreement.

(e) Lessee will not transfer, lease, assign, mortgage or encumber this Agreement or the School Site, except in accordance with the provisions of Section 22-26A-5(K) (2015).

(f) Lessee will use and occupy the School Site for the primary purpose of a public school and related activities thereto and for such other public purposes as may be lawfully authorized or permitted by Lessee.

(g) Lessee will conform and comply with all applicable municipal, state and federal ordinances, laws, rules and regulations in using the School Site and will not use or suffer to be used the School Site in any manner which contravenes any applicable municipal, state or federal ordinance, law, rule or regulation, or so as to create any nuisance.

(h) Lessee will use its best efforts to purchase the School Site from Lessor with funds obtained from grant assistance from the Outlay Council or from other available revenue or funding sources at the earliest possible time, but in no event later than thirty (30) years from the date the Agreement is executed.

Section 2.2. Representations, Covenants and Warranties of Lessor.

Lessor represents, covenants and warrants as follows:

(a) Lessor is a nonprofit corporation duly organized, existing and in good standing under the laws of the State of New Mexico and has full and complete power to enter into this Agreement and to enter into and carry out the transactions contemplated hereby, and to carry out its obligations under this Agreement; and is possessed of full power to own and hold real and personal property, and to lease the same and has duly authorized the execution and delivery of this Agreement.

(b) Neither the execution and delivery of this Agreement, nor the fulfillment of or compliance with the terms and conditions thereof, nor the consummation of the transactions contemplated hereby and thereby, conflicts with or will result in a breach of the terms, conditions or provisions of any restriction or any agreement or instrument to which Lessor is now a party.

(c) Lessor warrants that it is in good standing pursuant to the terms of any underlying mortgage or obligations affecting the School Site, if any.

(d) To the best of Lessor's knowledge, Lessor has not received any notice that the School Site and/or the present use and condition of the School Site violates any applicable deed restrictions or other covenants, restrictions or agreements, mortgages or conditions of title or ownership, site plan approval, zoning or subdivision regulations, urban development plans, the laws statutes, codes, acts, ordinances, orders, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions or requirements of any authorities governing or regulating the use and operation, or otherwise applicable to the School Site.

(e) To the best of Lessor's knowledge, there are no underground storage tanks at the School Site and, to the best of Lessor's knowledge, Lessor has not used the School Site to generate, manufacture, refine, transport, treat, store, handle, dispose, transfer, produce or process pollutants, dangerous substances, toxic substances, hazardous wastes, hazardous materials or hazardous substances as defined in or pursuant to the Resource Conservation and Recovery Act (42 U.S.C.A. §§6901 *et seq.*) as amended, the comprehensive Environmental Response Compensation and Liability Act (42 U.S.C.A. §§9601 *et seq.*) as amended, or any other related Legal Requirement, and to the best of Lessor's knowledge, Lessor has not caused, and has no knowledge of, the leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, disposing or dumping of any hazardous substances on or off the School Site on adjacent properties.

ARTICLE III AUTHORIZATION OF AGREEMENT

Section 3.1. Agreement. Lessor hereby leases the School Site to Lessee, and Lessee hereby leases the School Site from Lessor, upon the terms and conditions set forth in this Agreement.

Section 3.2. Possession and Enjoyment. Lessor hereby covenants with respect to the School Site, to provide Lessee during the Term with quiet use and enjoyment of the School Site, and Lessee shall during the Term peaceably and quietly have and hold and enjoy the School Site, without suit, trouble or hindrance from Lessor, except as expressly set forth in this Agreement.

Section 3.3. Lessor Access to School Site. Lessee agrees that during the term of this Agreement following the Commencement Date of this Agreement, Lessor shall have the right during Lessee's normal working hours on Lessee's normal working days, upon compliance with any security requirements imposed by Lessee and upon reasonable notice, to enter on and examine and inspect the School Site for the purpose of assuring that the School Site is being properly maintained, preserved and kept in good repair and condition. Lessee further agrees that Lessor shall have such rights of access to the School Site as may be reasonably necessary to cause the proper maintenance of the School Site in the event of failure by Lessee to perform its obligations hereunder, provided that at no time shall Lessor be compelled or required to make any improvements, alterations or additions to the School Site, except as expressly provided in Section 7.1.

Section 3.4. School Site. The School Site is the real property described on Exhibit "A" and any Improvements.

ARTICLE IV TERM OF AGREEMENT

Section 4.1. Term. The Term shall commence upon the execution of this Agreement by the Parties after approval of the Department and the PSFA, ("Commencement Date") and continue for thirty (30) years ("Term").

Section 4.2. Termination of Term. The Agreement will terminate upon the occurrence of the first of the following events:

- (a) the purchase of the School Site by the Lessee pursuant to Article VI of this Agreement;
- (b) a default by Lessee and Lessor's election to terminate this Agreement pursuant to Article XI;
- (c) a default by Lessor and Lessee's election to terminate this Agreement pursuant to Article XI; or,
- (d) if sufficient money is not available to meet any current lease payment.

Section 4.3. Effect of Termination of Term. Upon termination of the Agreement:

(a) All unaccrued obligations of Lessee hereunder shall terminate, but all obligations of Lessee that have accrued hereunder prior to such termination shall continue until they are discharged in full; and

(b) If the termination occurs because of the occurrence of a non-appropriation or an Event of Default (Article XI), (i) Lessee's right to possession of the School Site hereunder shall terminate; (ii) Lessee shall, within 90 days, vacate the School Site; and (iii) if and to the extent Lessee has appropriated funds for payment of Base Rent payable during, or with respect to Lessee's use of the School Site during, the period between termination of the Term and the date the School Site is vacated, Lessee shall pay such Base Rent to Lessor or, in the case of Operational Expenses, the other Person entitled thereto, subject to Section 22-2-2(C) (2004) and Section 22-8B-12.1(C) (2012).

(c) If the Agreement is terminated prior to the final payment and the release of the security interest or the transfer of title, the current value of all Improvements at the time of termination in excess of the outstanding principal due and attributable to capital improvements that were made by Lessee during the term of the Agreement and that were not a term or condition of the Agreement shall be paid in accordance with Section 22-26A-1 et seq., as amended NMSA 1978, to Lessee.

(d) Lien on Improvements by Lessee. If State or Lessee's funds, above those required for lease payments, are used to construct or acquire Improvements after the Commencement Date, the cost of such Improvements shall constitute a lien on the School Site in favor of Lessee and then, if this Agreement is terminated prior to the final payment and the release of the security interest or the transfer of title at the option of the Lessee: (1) Lessee may foreclose the lien on the School Site; or (2) the current market value of the School Site or other

real property at the time of termination, as determined by an independent appraisal certified by the New Mexico Taxation and Revenue Department, in excess of the outstanding principal due under the Agreement shall be paid to Lessee. The priority of any such lien shall be determined according to New Mexico law.

Section 4.4 Continuation. Pursuant to Section 22-26A-5(I) (2015) the parties agree that there is no legal obligation for the Lessee to continue the Agreement from year to year or to purchase the School Site.

ARTICLE V AGREEMENT RENTAL PAYMENTS

Section 5.1. Agreement Payments.

(a) Lessee agrees to pay Lessor and Lessor agrees to accept as full rent payment for the premises a sum equal to the amounts provided in the "Base Rent Schedule" attached as Exhibit C ("Base Rent"), payable monthly on or before the first day of the month of the first month following the Commencement Date and each succeeding month throughout the term of the Agreement. Any partial month will be calculated on a pro rata basis.

(b) A portion of each payment of Base Rent is paid as, and represents payment of, interest as shown on Exhibit C hereto, which sets forth the interest component of each payment of Base Rent. Upon receipt by the Lessor of each payment of Base Rent, the Lessor shall apply the amount of each Base Rent payment to principal and interest as shown on Exhibit C, thereby reducing the purchase price for each succeeding Option Date.

(c) Lessee and Lessor agree that the Base Rent payments, as used in this Section 5.1 hereof, do not include payments for repair, maintenance, operating expenses and the like which are otherwise obligations of Lessee as Operating Expenses under the terms of Section 7.1 of this Agreement.

(d) The Base Rent and other obligations payable by the Lessee under this Agreement shall constitute currently appropriated expenditures of the Lessee and shall not constitute a debt or multiple fiscal year direct or indirect obligation whatsoever of the Lessee or a mandatory charge or requirement against the Lessee in any fiscal year (July 1 to June 30) beyond the fiscal year for which such payments have been approved.

ARTICLE VI CONTINGENT OBLIGATION TO PURCHASE

Section 6.1. Option to purchase. In consideration of the promises and covenants made in this Agreement, and other good and valuable consideration, Lessor grants to Lessee the option to purchase the School Site upon the terms and conditions set forth in this Agreement.

Section 6.2 Accelerated Sale and Transfer. Lessee may acquire the leased property only on an option date. The term "Option Date" shall be the anniversary date of the Commencement Date and the corresponding date in each year thereafter. If the sale and transfer of the property is not completed on or prior to last Option Date the option to purchase shall expire and thereafter and be of no further force or effect.

Section 6.3 Notice of sale and transfer. Lessee's election to proceed to sale and transfer of the property on an Option Date must be evidenced by a written notice addressed to Lessor, sent by registered or certified mail to Lessor's office or to any other place designated by Lessor by

written notice to Lessee. Such written notice must be given not less than 12 months before the Option Date on which the option is to be exercised and sale and transfer is to occur.

Section 6.4 Purchase Price on Exercise of Option: The Purchase Price for the School Site shall be \$3,000,000 (Three Million Dollars) of principal upon which interest shall accrue at an annual rate of 7.75% per annum and in accordance with the schedules attached as Exhibit C. Said interest rate does not exceed the maximum permitted by the Public Securities Act, Section 6-14-1 through 6-14-3 NMSA 1978. The price to be paid by Lessee to Lessor for the School Site on an Option Date ("Purchase Price on Exercise of Option") shall be the principal balance of the unpaid Purchase Price as of that Option Date, as set forth in the schedule attached at Exhibit C, plus any accrued and unpaid interest plus expenses described in Section 6.5. below. Lessee shall make advance lease payments of \$900,000.00 (Nine Hundred Thousand Dollars) to be applied toward principal upon execution of this Agreement.

Section 6.5. Expenses, mortgage. The Purchase Price on Exercise of Option to be paid to Lessor, as provided above, shall be a net amount to Lessor, and all expenses in connection with the transfer of the School Site, including, but not limited to, title insurance, recording fees, documentary stamps, and all other closing costs, shall be divided evenly by Lessor and Lessee. The Purchase Price on Exercise of Option shall be paid by Lessee in cash to Lessor concurrently with the conveyance of the School Site by Lessor to Lessee.

Section 6.6. Transfer of title. Except as provided below, at closing Lessor shall convey the School Site to Lessee free and clear of any mortgage, indenture or other encumbrance. Any such transfer shall be effected by a special warranty deed by Lessor.

Section. 6.7 First mortgage. Lessee's rights under this option are and shall be subject and subordinate to any mortgage (including a consolidated mortgage), indenture or deed of trust constituting a first lien on the School Site, or any part thereof, whether such mortgage, indenture or deed of trust has heretofore been, or may hereafter be, placed upon the School Site to secure an indebtedness to any savings bank, bank, trust company, or other institutional lender, private or public for the purchase of the School Site and Improvements on the Land, and to any renewal, modification, consolidation, replacement, or extension of any such mortgage or deed of trust. This subordination is limited and relates only to a first mortgage securing an indebtedness that will not on any Option Date exceed the price at which this option may then be exercised on that date, as herein provided. This subordination shall be self-operative and no further instrument of subordination shall be required. Lessee shall, nevertheless, execute and deliver, from time to time, any instrument and certificate affirming and confirming such subordination that Lessor may reasonably request. Lessor will cause any such mortgage or deed of trust to contain provisions requiring the holder of the indebtedness secured by mortgage or deed of trust to mail to Lessee by registered mail, addressed to Lessee at its office as set forth in this lease, a copy of each notice of breach of covenant, default, or foreclosure given by the holder or the trustee under such mortgage or deed of trust to Lessor. Notwithstanding the provisions of Section 6.3, Lessee may, upon receiving notice of breach of covenant, default, or foreclosure under any such mortgage or deed of trust as herein provided after the First Option Date, exercise this option at the following option price: the amount which would have been payable, as provided in Section 6.5, at the next succeeding option date, plus 1/365ths of the difference between that amount and the amount which would have been payable, as provided in Section 6.5, at the last preceding option date, multiplied by the number of days remaining between the settlement date and the next succeeding option date. Notwithstanding the provisions of this Article 6, Lessee may, upon receiving notice of breach of covenant, default, or foreclosure under any such mortgage or deed

of trust as herein provided before the first Option Date, exercise this option by paying the then-outstanding principal amount of the debt secured by mortgage, indenture or deed of trust plus any accrued and unpaid interest plus any amounts necessary to pay all amounts due to the first call date the indebtedness secured by the mortgage, indenture or deed of trust.

Section 6.8. Performance of lease. The right to exercise this option is conditioned upon the faithful performance by Lessee of all its covenants, conditions, and agreements under this lease, and the payment by Lessee of all Base Rent, and other special payments as provided in this lease to the date of the completion of the purchase of the School Site by Lessee.

Section 6.9. Adjustments. Adjustments and proration of taxes, water rents, insurance premiums, and similar items shall be made as of the date of the closing of title, in accordance with the practice approved by the parties.

Section 6.10. Security deposit. The parties stipulate that no security deposit was paid by Lessee as part of this agreement and none is required.

Section 6.11. Priority. This option shall be a covenant running with the land described above, and no conveyance, transfer, easement, or encumbrance of such land shall defeat or adversely affect this option.

Section 6.12. Assignment of option, binding effect. Lessee may not assign this option to another charter school, school district, the state or one of its institutions, instrumentalities or other political subdivisions without the prior written consent of Lessor, which shall inure to the benefit of Lessee's respective successors and assigns. Any assignment of this option is subject to Section 22-26A-5(K) (2015).

Section 6.13. Prepayment. The amounts due under this Agreement are subject to prepayment at the option of the Lessee at such time or times and upon such terms and conditions, with or without the payment of such premium or premiums as determined by the Lessee's Governing Council. Beginning with the first Option Date, the parties may proceed to closing on purchase at any time without assessment of costs, expenses or penalties except that Lessee agrees to pay any prepayment amounts required by any loan secured by the Land and Lessor's Improvements.

ARTICLE VII MAINTENANCE AND INSURANCE

Section 7.1. Construction. Lessor will cause to be built on the School Site the Lessor's Improvements in accordance with the plans and specifications attached hereto as Exhibit "B" and which will meet statewide adequacy standards and educational occupancy.

Section 7.2. Maintenance and Facility Costs. Lessee shall at all times during the Term maintain, preserve and keep the School Site in good repair, working order and condition, and shall from time to time make all repairs, replacements and improvements necessary to keep the School Site in such condition. This Lease is intended to be and shall be construed consistently with it being an absolute net lease with Lessee paying all expenses related to the School Site, including without limitation, (i) the cost of insurance premiums for insurance deemed necessary or desirable in Lessor's reasonable discretion; (ii) the cost of taxes, utility charges, maintenance, upkeep, and repair costs including routine repair and replacement of roof, structural components, HVAC, and carpet and/or tile; and (iii) all other costs associated with operation, repair and maintenance of the School Site (collectively, "Operating Expenses"). Portions of Operating

Expenses may be, at Lessor's option, paid by Lessee directly to the third parties who are owed certain amounts (e.g. insurance companies, taxing authorities, utility companies).

Section 7.3. Removal of Improvements. Except as provided for in Section 4.3.c. and 9.3, Lessee hereby agrees and covenants with Lessor that any and all alterations, additions, and improvements, except moveable furniture, equipment, portable or modular buildings and such other items of personal property that are removable from the wall, ceiling and floor surfaces without causing damage to such surfaces, shall become a permanent part of the School Site at the termination of this Agreement, if not removed by the Lessee. Lessee agrees that if such Improvements are removed at the termination hereof, it will repair or restore the area of such surface, if removal of Lessee's personal property creates an unsightly condition, by capping any electrical outlets and concealing any surface areas where personal property, such as counters or shelving, may have been stabilized by attachment to such surfaces.

Section 7.3. Lessee's Insurance Obligations.

(a) Liability Insurance. Beginning upon the Commencement Date, Lessee shall procure and maintain or cause to be carried and maintained in full force and effect during the term of this Agreement and any extension thereof at Lessee's sole cost and expense and as additional rent above the Base Rent hereunder, such public liability insurance covering bodily injury, disease, illness or death and property damage liability, as is available from and provided by the New Mexico Public Schools Insurance Authority ("NMPSIA") or its successor with limits of coverage not less than \$300,000 for each person for all past and future medical and medically-related expenses arising out of a single occurrence and \$400,000 in the aggregate for all claims other than medical or medically-related expenses arising out of a single occurrence, and \$100,000 for each accident for property damage liability for the benefit of both Lessee and Lessor as protection against all liability claims arising from activities on the School Site, causing Lessor to be named as an additional-named insured on such policy of insurance, and delivering a copy thereof to Lessor upon the commencement of the term of this Agreement. Lessee shall adjust such minimum coverage limits annually or as necessary to conform to the minimum coverage limits required for local public bodies pursuant to Sections 41-4-19 and 41-4-20 NMSA 1978, and Sections 22-29-1 through 22-29-11 NMSA 1978, as amended.

(b) Property Insurance. Subject to the availability of such coverage from NMPSIA, Lessee shall also carry and maintain or cause to be carried and maintained in full force and effect during the term of this Agreement and any renewal thereof, at Lessee's sole cost and expense, fire and extended coverage insurance upon the School Site, including all buildings, alterations, additions and improvements in an amount equal to their replacement values. Lessor and lending institution(s) of record shall be named as additional insureds and loss payees on the Property Insurance Policy and shall be provided with a copy of this policy annually on the anniversary date of the Policy. In the event that the School Site should be destroyed or substantially damaged in whole or in part, and such loss is covered by fire and extended coverage insurance, Lessee shall have the option to either continue this Agreement and use the insurance proceeds to replace or repair the School Site and on Lessor's behalf, or terminate this Agreement and tender to the Lessor all such insurance proceeds attributable to the loss or damage to the School Site. If for any reason Lessee is prohibited by law or regulation from carrying such insurance, Lessor may obtain such insurance, and Lessee shall pay the premiums of such insurance as Operating Expenses.

Section 7.4. Worker's Compensation Insurance. If required by state law as of the Commencement Date, Lessee shall carry worker's compensation insurance covering all of its

respective employees on, in, near or about the School Site and upon request, shall furnish certificates to the Lessor evidencing such coverage.

Section 7.5. Liens. Except as provided in Section 4.3, neither Lessee or Lessor shall directly or indirectly, create, incur, assume or suffer to exist any mortgage, pledge, lien, charge, encumbrance or claim on or with respect to the Improvements, other than the respective rights of Lessor and Lessee as herein provided. Except as otherwise expressly provided in this Article, Lessor and Lessee shall promptly, at its own expense, take such action as may be necessary duly to discharge or remove any such mortgage, other than existing mortgages or subsequent mortgages as agreed to by the parties in writing, pledge, lien, charge, encumbrance or claim if the same shall arise at any time, during the respective party's control of the School Site and each party shall reimburse the other for any expense incurred by it in order to discharge or remove any such mortgage, pledge, lien, charge, encumbrance or claim which arose during the control of the School Site. Nothing herein shall limit the Lessor's right to refinance or restructure debt against the property, however, no refinance or restructure shall impair Lessee's rights under the terms of this Agreement. Lessee covenants and agrees to execute and deliver, upon demand, such further reasonable instrument or instruments subordinating this Lease to the lien of any mortgage or mortgages as shall be desired by Lessor and any mortgagees or proposed mortgagees, provided such documents contain commercially reasonable non-disturbance agreements. Lessor shall, within 30 days of refinancing or restructuring provide notification to Lessee with certification from the financial institution that this Agreement does not violate any term or condition of the restructured or refinanced obligation and Lessor shall pay for any of Lessee's costs associated with said refinancing.

ARTICLE VIII CONDEMNATION; USE OF NET PROCEEDS

Section 8.1. Condemnation. In the event that all or any portion of the School Site or Improvements are condemned by any governmental body or agency other than Lessee under power of eminent domain or is sold under threat of condemnation to any public body other than Lessee prior to purchase of the School Site by Lessee, Lessor shall be entitled to all compensation awarded, less an amount equal to the Lessee's principal payments made to date in accordance with Article VI, plus the value of any improvements placed on the School Site by Lessee pursuant to Section 9 herein, which portions of the compensation awarded shall be paid to Lessee.

Section 8.2. Condemnation of Other Property Owned by Lessee. Lessee shall be entitled to the Net Proceeds of any condemnation award or portion thereof made for destruction of, damage to or taking of its property not included in the School Site. Lessor agrees that Lessee shall have the option, upon written notice to Lessor, to enter an appearance and defend in any condemnation action as to both the School Site and the Improvements, and upon such election, Lessor shall not be obligated to provide a defense as to the Improvements, but may do so at Lessor's sole expense. In consideration for such option granted in this paragraph, Lessee agrees not to enter into any settlement agreement as to the condemnation award to be paid for the taking or partial taking of the Improvements without Lessor's prior consent, which consent shall not be unreasonably withheld.

ARTICLE IX LESSEE'S IMPROVEMENTS, EQUIPMENT AND WARRANTIES

Section 9.1. Improvements to School Site. The Lessee, at its own expense, may remodel, or make additions, modifications or improvements to, the School Site, provided that (i) such remodeling, modifications and additions (A) shall not in any way damage the School Site as it existed prior thereto and (B) shall become part of the School Site, subject to the provisions of Section 9.3; (ii) the value of the School Site after such remodeling, modifications and additions shall be at least as great as the value of the School Site prior thereto; and (iii) the School Site, after such remodeling, modifications and additions, shall continue to be used as provided in and shall otherwise be subject to the terms of this Agreement. If Lessee makes capital improvements to the School Site there shall be no change in the lease payments or final payment without a written amendment approved by the New Mexico Public Education Department.

Section 9.2. Installation of Lessee's Equipment. Lessee may at any time and from time to time in its sole discretion and at its own expense, install items of movable machinery, standard office partitions, railings, doors, gates, counters, cabinets, lighting fixtures, signs and such other furnishings and equipment as may in Lessee's judgment be necessary for its purposes in or upon the School Site. All such items shall remain the sole property of Lessee, in which Lessor shall have no interest, and may be modified or removed by Lessee at any time provided that Lessee shall repair and restore any and all damage to the School Site resulting from the installation, modification or removal of any such items upon termination of this Agreement for any reason other than purchase of the School Site by the Lessee. Nothing in this Agreement shall prevent Lessee from purchasing items to be installed pursuant to this Section under a conditional sale or lease purchase contract, or subject to a vendor's lien or security agreement, as security for the unpaid portion of the purchase price thereof, provided that no such lien or security interest shall attach to any part of the School Site.

Section 9.3. Warranties. Upon acceptance and purchase of the School Site by Lessee pursuant to Article VI hereof, Lessor will assign to Lessee, all of its interest, if any in all warranties and guarantees or other contract rights against architects, builders, contractors, subcontractors, suppliers, materialmen or manufacturers for the School Site, express or implied, issued on or applicable to the School Site, and Lessor hereby authorizes Lessee to obtain the customary services furnished in connection with such warranties and guarantees at Lessee's expense. Lessee's sole remedy for the breach of such warranties and guarantees shall be against the provider of such work, service, equipment or materials made to or on the School Site and not against Lessor, nor shall such matter have any effect whatsoever on the rights of the Lessor with respect to this Agreement, including the right to receive full and timely payments hereunder.

Section 9.4. Disclaimer of Warranties. Upon acceptance of the School Site by the Lessee, Lessor makes no warranty or representation except as stated in Section 9.4, either express or implied, as to the value, design, condition, merchantability or fitness for any particular purpose or fitness for the use contemplated by Lessee of the School Site, or any other representation or warranty with respect to the School Site. In no event shall Lessor be liable for any incidental, indirect, special or consequential damage in connection with or arising out of this Agreement or the existence, furnishing, functioning or Lessee's use of any portion of the Improvements provided for in this Agreement.

ARTICLE X ASSIGNMENT, SUBLEASING, MORTGAGING AND SELLING

Section 10.1. Assignment. Neither party shall assign its interests in this Agreement without the prior written consent of the other party which consent shall not be unreasonably withheld or delayed. Any consent by a party to any assignment shall not operate as consent to any further assignment, and any further assignment shall be subject to the prior written consent of the other party in accordance with the provisions of this Section 10.1. Unless otherwise agreed, no assignment permitted hereunder shall relieve a party from liability for the performance of its obligations under this Agreement for the remainder of the then current term.

With the prior approval of the Lessor, which shall not unreasonably be withheld, the Lease Purchase Arrangement is assignable, without cost to the charter school and with all of the rights and benefits of its predecessor in interest in being transferred to the assignee, to: (1) a school district or charter school; or (2) the state or one of its institutions, instrumentalities or other political subdivisions.

Nothing in this Section 10.1 shall be deemed to prohibit, limit or restrict the Lessee's power to enter into joint powers agreements as provided in Sections 11-1-1 *et seq.* NMSA 1978, as amended for shared use of the School Site.

Section 10.2. Restriction on Mortgage or Sale of School Site by Lessee. Prior to closing on purchase of the School Site, Lessee will not mortgage, sell, assign, transfer or convey the School Site or any portion thereof without the written consent of Lessor, which consent shall not be unreasonably withheld or delayed.

Section 10.3. Title. Upon the purchase of the School Site by Lessee pursuant to Article VI. of this Agreement, Lessor shall transfer its interest in the School Site to Lessee by standard form special warranty deed free and clear of any encumbrances, except those specifically accepted by Lessee.

ARTICLE XI EVENTS OF DEFAULT AND REMEDIES

Section 11.1. Events of Default Defined. The following shall be "Events of Default" under this Agreement and the terms "Event of Default" and "Default" shall mean, whenever they are used in this Agreement, with respect to the School Site, any one or more of the following events:

(a) Failure by Lessee to make any payments under this Agreement as and when due, except where sufficient money is not available to meet any current lease payment;

(b) Failure by Lessor or Lessee to observe and perform any covenant, condition or agreement (other than as described in Section 11.1(a)) on its part to be observed or performed, for a period of thirty days after written notice specifying such failure and requesting that it be remedied has been given by the nondefaulting party unless the nondefaulting party shall agree in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the nondefaulting party will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the defaulting party within the applicable period and diligently pursued until the default is corrected.

(c) The filing by Lessor or Lessee of a voluntary petition in bankruptcy, or failure by Lessor or Lessee promptly to lift any execution, garnishment or attachment of such consequence as would impair the ability of Lessor or Lessee to carry on its operations at the School Site, or adjudication of Lessor or Lessee as a bankrupt, or assignment by Lessee for the benefit of

creditors, or the entry by Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to Lessor or Lessee in any proceedings instituted under the provisions of the federal Bankruptcy Act, as amended, or under any similar acts which may hereafter be enacted.

Section 11.2. Remedies on Default. Whenever any Event of Default shall have happened and be continuing, the Lessor may, without any further demand or notice, take one or any combination of the following remedial steps:

(a) Terminate the Lease and give notice to the Lessee to vacate the School Site within one-hundred twenty days (120) days from the date of such notice.

(b) Lease all or any portion of the School Site.

(c) Recover from the Lessee: (i) to the extent the recovery thereof is permitted by law, the fair rental value of the use of the School Site during any period beyond the thirtieth (30th) day following the occurrence of the Event of Default; and (ii) Base Rent, to the extent amounts for such Base Rent has been specifically appropriated in accordance with the provisions hereof, which would otherwise have been payable by the Lessee hereunder during the remainder, after the Lessee vacates the School Site, of the Fiscal Year in which such Event of Default occurs.

(d) Take whatever action at law or in equity may appear necessary or desirable to enforce its rights in and to the School Site under this Lease.

Section 11.3. Force Majeure. The provisions of Sections 11.1 and 11.2 are subject to the following limitations: if by reason of *force majeure* Lessee or Lessor is unable in whole or in part to carry out its obligations under this Agreement, Lessor or Lessee shall not be deemed in default during the continuance of such inability or during any other delays which are a direct consequence of the *force majeure* inability. The term "*force majeure*" as used herein shall mean, without limitation, the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or any of its departments, agencies or officials, or any civil or military authority other than the Lessee or Lessor; insurrections; riots; earthquakes; fires; storms; drought; floods; explosions; breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of Lessor or Lessee and not resulting from the negligence of the party claiming a force majeure event. Lessor and Lessee agree, however, to remedy with all reasonable dispatch the cause or causes preventing them from carrying out their respective obligation under this Agreement; provided that the settlement of strikes, lockouts and other industrial disturbances shall not be required if in the judgment of the party raising the defense of *force majeure*, acceding to the demands of the person or persons creating the strike, lockout or industrial disturbance, would be injurious to such party.

Section 11.4. Remedies Cumulative. The above-provided rights and remedies to which either party is entitled hereunder are cumulative, and not exclusive, of all other rights and remedies to which a party may be entitled in the event of breach or threatened breach by a party in default of any of the terms, conditions and provisions contained herein.

Section 11.5. No Additional Waiver Implied by One Waiver. The failure, neglect or omission of a non-defaulting party to terminate this Agreement for any breach or default shall not be deemed a consent by the non-defaulting party of such breach or default and shall not stop, bar or prevent the non-defaulting party from thereafter terminating this Agreement, either for such violation of for prior or subsequent violation of any covenant hereof. In the event any agreement contained in this Agreement should be breached by either party and thereafter waived

by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

Section 11.6. Dispute Resolution. The parties shall endeavor to resolve all disputes arising as to this Agreement by mediation before a mutually agreed mediator the cost of which shall be shared by the parties. In the event mediation is unsuccessful, arbitration in accordance with the terms of this Section shall be used to resolve any and all claims, disputes or disagreements arising under this Agreement, except for (i) matters requiring immediate exigent relief, including without limitation unlawful detainer; and (ii) all claims by either party which (a) seek anything other than enforcement of rights under this Agreement, or (b) are primarily founded upon matters of fraud, willful misconduct or any other allegations of tortious action, and seek the award of punitive or exemplary damages, which disputes shall be resolved by suit filed in the Second Judicial District Court, Bernalillo County, New Mexico, the decision of which court shall be subject to appeal pursuant to applicable law. The parties hereby agree to conduct themselves in strict, full, complete and timely accordance with the terms of this Section.

(a) Any dispute to be arbitrated pursuant to the provisions of this Section shall be determined by binding arbitration before a single arbitrator (the "Arbitrator") under the auspices of the Commercial Arbitration Rules of the American Arbitration Association ("AAA"). Such arbitration shall be initiated by either party, within thirty days after either party sends written notice (the "Arbitration Notice") of a demand to arbitrate by registered or certified mail to the other party and to AAA. The Arbitration Notice shall contain a description of the subject matter of the arbitration, the dispute with respect thereto, the amount involved, if any, and the remedy or determination sought. The parties may agree on the selection of an Arbitrator.

(b) The arbitration shall be conducted in Taos County metropolitan area and, unless otherwise agreed by the parties must be completed within 180 days. Any party may be represented by counsel or other authorized representative. In rendering a decision, the Arbitrator shall determine the rights and obligations of the parties according to the substantive and procedural laws of New Mexico and the terms and provisions of this Agreement. The decision shall be conclusive and binding, and it may thereafter be confirmed as a judgment by the Eighth Judicial District Court, Taos County, New Mexico in accordance with the New Mexico Uniform Arbitration Act. The Arbitrator may award injunctive relief. The Arbitrator may award costs, including without limitation, attorneys' fees, and expert and witness costs, to the prevailing party, if any as determined by the Arbitrator in his or her discretion. A party shall be determined by the Arbitrator to be the prevailing party if its proposal for the resolution of the dispute in the discretion of the Arbitrator was closest to that adopted by the Arbitrator.

ARTICLE XII TITLE

Section 12.1. Title to Improvements. During the Term, legal title to the School Site shall be in Lessor.

Section 12.2. Public Property. Upon approval of this Agreement by the Department and execution of this Agreement by the parties pursuant to the Public School Lease Purchase Act, the School Site shall be considered to be a public property pursuant to Section 22-26A-5.1(B) (2009).

ARTICLE XIII

HAZARDOUS MATERIALS LAWS

Section 13.1. Compliance with all Hazardous Materials Laws. As of the Commencement Date, Lessee, shall at all times keep and maintain the School Site in compliance with and shall not cause or permit the School Site or any activities conducted thereon to be in violation of any federal, state or local law, ordinance or regulation relating to commercial or industrial hygiene, environmental safety or the environmental conditions on, under or about the School Site, including, but not limited to, air, soil, subsurface and ground water conditions. Neither party shall permit any subtenant or other occupant of the School Site, except in accordance with applicable Hazardous Materials laws as hereinafter defined, to use, generate, manufacture, store, produce, release, discharge, dispose of or otherwise permit the presence of, on, under or about the premises or transport to or from the School Site any explosives (flammable or otherwise), radioactive materials, pollutants, contaminants, hazardous wastes, hazardous air pollutants, toxic substances or related materials, including, without limitation, any substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," "hazardous pollutants" or "toxic substances" under any applicable federal or state laws or regulations (collectively referred to hereinafter as "Hazardous Materials"). Hazardous materials shall include petroleum products. Upon request of either party, the other party will prepare and provide such reports as will evidence compliance by the party with Hazardous Materials laws, and which will evidence that the School Site and the uses thereon are in compliance with Hazardous Materials Laws. Either party shall immediately advise the other party in writing of its discovery of or receipt of notice of (i) any and all enforcement, cleanup, removal or other governmental or regulatory actions instituted, completed or threatened pursuant to any applicable federal, state or local laws, ordinances, regulations, orders or publications relating to any Hazardous Materials affecting the School Site ("Hazardous Materials Laws"); (ii) any use, generation, manufacture, production, release, discharge, storage or disposal of Hazardous Materials, or substantial threat of any of the foregoing, on, under or about the School Site; (iii) all claims made or threatened by any third party against a party or the School Site relating to damage, contribution, cost recovery compensation, loss or injury resulting from any Hazardous Materials (the matters set forth in clauses (i) and (iii) above are hereinafter referred to as "Hazardous Materials Claims"); and (iv) any occurrence or condition on any property adjoining or in the vicinity of the School Site that could cause the School Site to be subject to any restrictions on the ownership, Completion, transferability or use of the premises under any Hazardous Materials Law.

Section 13.2. Lessee's Responsibility. Upon and after issuance of the Certificate of Occupancy and acceptance of the School Site by the Lessee, Lessee shall be solely responsible to pay or otherwise satisfy any claim, written notice or demand, penalty, fine, settlement, loss, damage, cost, expense or liability made against Lessor or Lessee directly or indirectly arising out of or attributable to the violation by Lessee of any Hazardous Materials Law, orders, written notice or demand of governmental authorities, or the use, generation, manufacture, storage, release, threatened release, discharge, disposal, production, abatement or presence of Hazardous Materials on, under or about the premises including, without limitation: the costs of any required or necessary investigation, repair, cleanup or detoxification of the School Site, and the preparation and implementation of any closure, abatement, containment, remedial or other required plan and shall to the extent allowable by law applicable to public schools, indemnify Lessor and hold Lessor harmless from any such claim, demand, penalty, fine, settlement, loss,

damage, cost, expense or liability subject to the limitations and waivers contained in the New Mexico Tort Claims Act and any insurance coverage issued pursuant thereto.

Section 13.3. Remedial Action Required. Without the other party's prior written consent, which shall not be unreasonably withheld, a party shall not take any remedial action in response to the presence of any Hazardous Materials on, under, or about the School Site, nor enter into any settlement agreement, consent decree, or other compromise in response to any Hazardous Materials claim, which remedial action, settlement, consent or compromise might, in the other party's reasonable judgment, impair the value of party's fee interest in the School Site; provided, however, that prior consent shall not be necessary in the event that: (i)(A) the presence of Hazardous Materials on, under, or about the School Site either poses an immediate threat or is of such a nature that an immediate remedial response is necessary; or (B) any delay in taking such remedial action would result in the imposition of periodic or daily fines; and (C) such action is required by government order; and (ii) it is not possible to obtain the other party's consent before taking such action; provided that in such event notice shall be given as soon as practicable of any action so taken. Each party agrees not to withhold its consent, where such consent is required hereunder, if either (i) a particular remedial action is ordered by a court of competent jurisdiction, or (ii) the party establishes to the reasonable satisfaction of the other party that there is no reasonable alternative to such remedial action that would result in less impairment to the value of the party's interest in the School Site.

Section 13.4. Survival of Lessee's Obligations and Liabilities. Lessee's obligations and liabilities hereunder with respect to Hazardous Materials Claims arising from Lessee's actions shall survive the expiration or other termination of this Agreement.

ARTICLE XIV LIMITATION OF LIABILITY

Section 14.1. Limitation of Liability. Neither party shall be liable for special or consequential damages arising from a breach of this Agreement.

ARTICLE XV ADMINISTRATION PROVISIONS

Section 15.1 Notices. All notices required under this Agreement shall be in writing, signed by the party or agent sending them, and (i) delivered personally, (ii) sent by registered or certified mail, (iii) sent by a recognized overnight express mail carrier, or (iv) sent by facsimile, if a copy is sent by one of methods (i), (ii) or (iii) as soon as practicable thereafter, addressed to Lessor or Lessee, as the case may be, at the following addresses (or such other addresses as either party may give by notice conforming with this Section 16.1), and such notices shall be effective on the date of receipt thereof.

Lessor:

Taos Academy Foundation
c/o Karen Moulton or President
110 Paseo Del Cañon West
Taos, NM 87571
Telephone No.: (505) 770-6317
575

Lessee:

Taos Academy
c/o School's Director
110 Paseo Del Cañon
Taos, NM 87571
Telephone No.: (575) 751-3109

Section 15.2 Binding Effect. This Agreement shall inure to the benefit of and shall be binding upon Lessor and Lessee and their respective administrators, successors and assigns.

Section 15.3. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 15.4. Amendments, Changes and Modifications. This Agreement may be amended or any of its terms modified only by a written amendment authorized and executed by both Lessee and Lessor. Amendments to this Agreement, except amendments that would improve the building or other real property without additional financial obligations to the Lessee, shall be approved by the Department pursuant to 22-26A-5(L) NMSA 1978.

Section 15.5. Further Assurances and Corrective Instruments. Lessor and Lessee agree that they will, if necessary, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of this Agreement.

Section 15.6. Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 15.7. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New Mexico, with regard to conflicts of laws rules.

Section 15.8. Lessor and Lessee Representatives. Whenever under the provisions of this Agreement the approval of Lessor or Lessee is required, or Lessor or Lessee is required to take some action at the request of the other, such approval of such request may be given for Lessor by a Lessor Representative and for Lessee by a Lessee Representative, and any party hereto shall be authorized to rely upon any such approval or request.

Section 15.9. Integration. This Agreement contains all of the agreements of Lessee and Lessor respecting the subject matters hereof, and all prior negotiations are merged herein.

Section 15.10. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or Sections of this Agreement.

Section 15.11. Business Days. If the day upon which any action required by the Agreement shall fall on a Saturday, Sunday or banking holiday, then such actions shall be deemed timely if made or taken on the next succeeding business day.

Section 15.12. Administrative Approval. Pursuant to Section 22-26A-4 NMSA 1978, the parties to this Lease acknowledge that they have obtained prior written consent from the Public Education Department prior to executing this Agreement. A copy of said approval is attached to this Agreement as Exhibit "E".

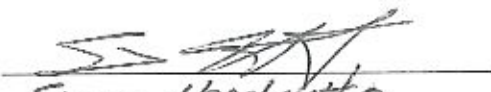
IN WITNESS WHEREOF, Lessor has caused this Agreement to be executed in its corporate name by its duly authorized officers; and Lessee has caused this Agreement to be executed in its name by its duly authorized officers, as of the date first above.

LESSOR:
TAOS ACADEMY FOUNDATION

By: Kevin Moulton

Its: Board President, Authorized Member


LESSEE:
TAOS ACADEMY

By: 

Its: Governing Council ~~President~~ Secretary
SMH

STATE OF NEW MEXICO)
) ss.
COUNTY TAOS)

This instrument was acknowledged before me on July 20, 2016 by Karin Moulton
as the authorized officer of TAOS ACADEMY FOUNDATION, a New
Mexico nonprofit corporation.




Notary Public
My commission expires: 2/13/18

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)



Simon Herksovits This instrument was acknowledged before me on July 20, 2016 by
as President of Taos Academy, Governing Council, a New Mexico public
charter school.

Secretary
mf



Notary Public
My commission expires: 2/13/18



EXHIBIT A
LEASE AGREEMENT WITH OPTION TO PURCHASE
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION
Tract B

A tract of land within the Cristoval de la Serna Land Grant in Taos, Taos County, New Mexico, shown on the Taos County Property ID maps within Projected Section 19, Township 25 North, Range 13 East, NMPN; also described as part of Tract 2, Map 31, Survey 2 of the 1941 Taos County Reassessment Survey, and more particularly described as follows:

BEGINNING at the southerly corner of this tract, a 1/2" rebar set with a cap stamped NMPS 11770, from whence "Lady," a 1973 State Engineer's Office brass cap monument found, bears S 39° 10' 46" W, 5113.71 ft. distant, thence:

N 08° 22' 39" E, 285.55 ft. to the westerly corner of this tract, a 1/2" rebar set, thence:

N 29° 40' 08" E, 310.74 ft. to a 1/2" rebar set, thence:

N 38° 16' 11" E, 239.22 ft. to the northerly corner of this tract, a point on the southerly right-of-way of Paseo del Cañon West, thence along said Paseo del Cañon West right-of-way:

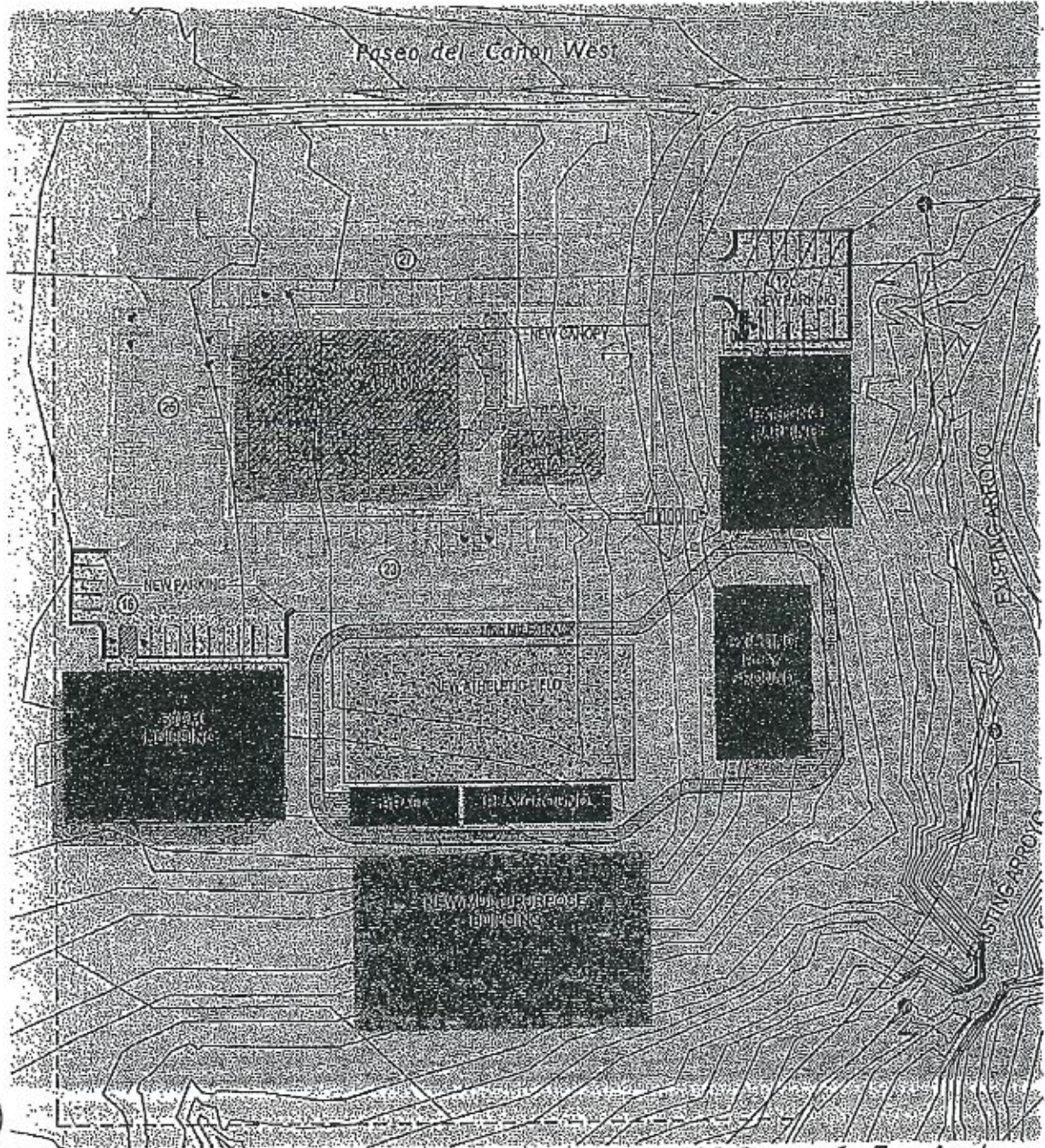
An arc distance of 365.21 ft. along a curve concave to the north, having a radius of 5829.58 ft. through a central angle of 03° 35' 22", the chord of which bears S 53° 10' 31" E, 365.15 ft. to the easterly corner of this tract, a 1/2" rebar set, thence leaving said right-of-way:

S 35° 48' 18" W, 590.36 ft. to a 1/2" rebar set, thence:

S 81° 38' 38" W, 293.61 ft. to the POINT OF BEGINNING.

This tract contains 5.646 acres more or less, as shown on Red Tall Surveying, Inc. plat no. 971.LS1, entitled RJ2M, LLC and Taos Academy, dated 21 January 2013, prepared by Robert A. Watt, NMPS #11770.

with a street address of 110 Paseo Del Cañon West, in the Town and County of Taos, State of New Mexico 87571, together with all site improvements and building structures, landscaping, irrigation equipment, and fixtures erected thereon or affixed thereto, or which belong to or are used in connection therewith and all rights, privileges, interests, leases, easements and appurtenances belonging or in any way pertaining thereto.



SCALE: 1" = 100'

Schematic Rendering of 2015 Campus for Taos Academy.

EXHIBIT B

EXHIBIT "C" - BASE RENT SCHEDULE

Enter values	
Loan amount:	\$ 2,100,000.00
Annual interest rate	7.75 %
Loan period in years	30
Number of payments per year	12
Start date of loan	8/1/2016
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 15,044.66
Scheduled number of payments	360
Actual number of payments	360
Total early payments	\$ -
Total interest	\$3,316,076.58

PARTIES TAOS ACADEMY FOUNDATION & TAOS ACADEMY

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	9/1/2016	\$ 2,100,000.00	\$ 15,044.66	\$ -	\$ 15,044.66	\$ 1,482.16	\$ 13,562.50	\$ 2,098,517.84	\$ 13,562.50
2	10/1/2016	2,098,517.84	15,044.66	-	15,044.66	1,481.73	13,552.93	2,097,026.11	27,115.43
3	11/1/2016	2,097,026.11	15,044.66	-	15,044.66	1,501.36	13,543.29	2,095,524.75	40,658.72
4	12/1/2016	2,095,524.75	15,044.66	-	15,044.66	1,511.06	13,533.60	2,094,013.69	54,192.32
5	1/1/2017	2,094,013.69	15,044.66	-	15,044.66	1,520.82	13,523.84	2,092,492.87	67,716.16
6	2/1/2017	2,092,492.87	15,044.66	-	15,044.66	1,530.64	13,514.02	2,090,962.23	81,230.17
7	3/1/2017	2,090,962.23	15,044.66	-	15,044.66	1,540.53	13,504.13	2,089,421.70	94,734.30
8	4/1/2017	2,089,421.70	15,044.66	-	15,044.66	1,550.48	13,494.18	2,087,871.23	108,228.49
9	5/1/2017	2,087,871.23	15,044.66	-	15,044.66	1,560.49	13,484.17	2,086,310.74	121,712.65
10	6/1/2017	2,086,310.74	15,044.66	-	15,044.66	1,570.57	13,474.09	2,084,740.17	135,186.75
11	7/1/2017	2,084,740.17	15,044.66	-	15,044.66	1,580.71	13,463.95	2,083,159.46	148,650.69
12	8/1/2017	2,083,159.46	15,044.66	-	15,044.66	1,590.92	13,453.74	2,081,568.54	162,104.43
13	9/1/2017	2,081,568.54	15,044.66	-	15,044.66	1,601.19	13,443.46	2,079,967.35	175,547.89
14	10/1/2017	2,079,967.35	15,044.66	-	15,044.66	1,611.53	13,433.12	2,078,355.82	188,981.02
15	11/1/2017	2,078,355.82	15,044.66	-	15,044.66	1,621.94	13,422.71	2,076,733.87	202,403.73
16	12/1/2017	2,076,733.87	15,044.66	-	15,044.66	1,632.42	13,412.24	2,075,101.46	215,815.97
17	1/1/2018	2,075,101.46	15,044.66	-	15,044.66	1,642.96	13,401.70	2,073,458.50	229,217.67
18	2/1/2018	2,073,458.50	15,044.66	-	15,044.66	1,653.57	13,391.09	2,071,804.92	242,608.75
19	3/1/2018	2,071,804.92	15,044.66	-	15,044.66	1,664.25	13,380.41	2,070,140.67	255,989.16
20	4/1/2018	2,070,140.67	15,044.66	-	15,044.66	1,675.00	13,369.66	2,068,465.68	269,358.82
21	5/1/2018	2,068,465.68	15,044.66	-	15,044.66	1,685.82	13,358.84	2,066,779.86	282,717.66
22	6/1/2018	2,066,779.86	15,044.66	-	15,044.66	1,696.70	13,347.95	2,065,083.16	296,065.61
23	7/1/2018	2,065,083.16	15,044.66	-	15,044.66	1,707.66	13,337.00	2,063,375.49	309,402.61
24	8/1/2018	2,063,375.49	15,044.66	-	15,044.66	1,718.69	13,325.97	2,061,656.80	322,728.57
25	9/1/2018	2,061,656.80	15,044.66	-	15,044.66	1,729.79	13,314.87	2,059,927.01	336,043.44
26	10/1/2018	2,059,927.01	15,044.66	-	15,044.66	1,740.96	13,303.70	2,058,186.05	349,347.14
27	11/1/2018	2,058,186.05	15,044.66	-	15,044.66	1,752.21	13,292.45	2,056,433.85	362,639.59
28	12/1/2018	2,056,433.85	15,044.66	-	15,044.66	1,763.52	13,281.14	2,054,670.32	375,920.72
29	1/1/2019	2,054,670.32	15,044.66	-	15,044.66	1,774.91	13,269.75	2,052,895.41	389,190.47
30	2/1/2019	2,052,895.41	15,044.66	-	15,044.66	1,786.37	13,258.28	2,051,109.04	402,448.75
31	3/1/2019	2,051,109.04	15,044.66	-	15,044.66	1,797.91	13,246.75	2,049,311.13	415,695.50
32	4/1/2019	2,049,311.13	15,044.66	-	15,044.66	1,809.52	13,235.13	2,047,501.60	428,930.63
33	5/1/2019	2,047,501.60	15,044.66	-	15,044.66	1,821.21	13,223.45	2,045,680.39	442,154.08
34	6/1/2019	2,045,680.39	15,044.66	-	15,044.66	1,832.97	13,211.69	2,043,847.42	455,366.77
35	7/1/2019	2,043,847.42	15,044.66	-	15,044.66	1,844.81	13,199.85	2,042,002.61	468,566.61
36	8/1/2019	2,042,002.61	15,044.66	-	15,044.66	1,856.72	13,187.93	2,040,145.89	481,753.55
37	9/1/2019	2,040,145.89	15,044.66	-	15,044.66	1,868.71	13,175.94	2,038,277.18	494,929.49

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
38	10/1/2019	2,036,277.18	15,044.66	-	15,044.66	1,880.78	13,163.87	2,036,396.39	508,093.36
39	11/1/2019	2,036,396.39	15,044.66	-	15,044.66	1,892.93	13,151.73	2,034,503.46	521,245.09
40	12/1/2019	2,034,503.46	15,044.66	-	15,044.66	1,905.16	13,139.50	2,032,598.31	534,384.59
41	1/1/2020	2,032,598.31	15,044.66	-	15,044.66	1,917.46	13,127.20	2,030,680.85	547,511.79
42	2/1/2020	2,030,680.85	15,044.66	-	15,044.66	1,929.84	13,114.81	2,028,751.00	560,626.60
43	3/1/2020	2,028,751.00	15,044.66	-	15,044.66	1,942.31	13,102.35	2,026,808.70	573,728.95
44	4/1/2020	2,026,808.70	15,044.66	-	15,044.66	1,954.85	13,089.81	2,024,853.84	586,818.76
45	5/1/2020	2,024,853.84	15,044.66	-	15,044.66	1,967.48	13,077.18	2,022,886.37	599,895.94
46	6/1/2020	2,022,886.37	15,044.66	-	15,044.66	1,980.18	13,064.47	2,020,906.19	612,960.42
47	7/1/2020	2,020,906.19	15,044.66	-	15,044.66	1,992.97	13,051.69	2,018,913.21	626,012.10
48	8/1/2020	2,018,913.21	15,044.66	-	15,044.66	2,005.84	13,038.81	2,016,907.37	639,050.92
49	9/1/2020	2,016,907.37	15,044.66	-	15,044.66	2,018.80	13,025.86	2,014,888.57	652,076.78
50	10/1/2020	2,014,888.57	15,044.66	-	15,044.66	2,031.84	13,012.82	2,012,856.74	665,089.60
51	11/1/2020	2,012,856.74	15,044.66	-	15,044.66	2,044.95	12,999.70	2,010,811.78	678,089.30
52	12/1/2020	2,010,811.78	15,044.66	-	15,044.66	2,058.16	12,986.49	2,008,753.62	691,075.79
53	1/1/2021	2,008,753.62	15,044.66	-	15,044.66	2,071.45	12,973.20	2,006,682.16	704,048.99
54	2/1/2021	2,006,682.16	15,044.66	-	15,044.66	2,084.83	12,959.82	2,004,597.33	717,008.81
55	3/1/2021	2,004,597.33	15,044.66	-	15,044.66	2,098.30	12,946.36	2,002,499.03	729,955.17
56	4/1/2021	2,002,499.03	15,044.66	-	15,044.66	2,111.85	12,932.81	2,000,387.18	742,887.98
57	5/1/2021	2,000,387.18	15,044.66	-	15,044.66	2,125.49	12,919.17	1,998,261.69	755,807.14
58	6/1/2021	1,998,261.69	15,044.66	-	15,044.66	2,139.22	12,905.44	1,996,122.47	768,712.58
59	7/1/2021	1,996,122.47	15,044.66	-	15,044.66	2,153.03	12,891.62	1,993,969.44	781,604.21
60	8/1/2021	1,993,969.44	15,044.66	-	15,044.66	2,166.94	12,877.72	1,991,802.50	794,481.93
61	9/1/2021	1,991,802.50	15,044.66	-	15,044.66	2,180.93	12,863.72	1,989,621.57	807,345.65
62	10/1/2021	1,989,621.57	15,044.66	-	15,044.66	2,195.02	12,849.64	1,987,426.55	820,195.29
63	11/1/2021	1,987,426.55	15,044.66	-	15,044.66	2,209.19	12,835.46	1,985,217.35	833,030.75
64	12/1/2021	1,985,217.35	15,044.66	-	15,044.66	2,223.46	12,821.20	1,982,993.89	845,851.95
65	1/1/2022	1,982,993.89	15,044.66	-	15,044.66	2,237.82	12,806.84	1,980,756.07	858,658.79
66	2/1/2022	1,980,756.07	15,044.66	-	15,044.66	2,252.27	12,792.38	1,978,503.80	871,451.17
67	3/1/2022	1,978,503.80	15,044.66	-	15,044.66	2,266.82	12,777.84	1,976,236.98	884,229.01
68	4/1/2022	1,976,236.98	15,044.66	-	15,044.66	2,281.46	12,763.20	1,973,955.52	896,992.20
69	5/1/2022	1,973,955.52	15,044.66	-	15,044.66	2,296.19	12,748.46	1,971,659.32	909,740.67
70	6/1/2022	1,971,659.32	15,044.66	-	15,044.66	2,311.02	12,733.63	1,969,348.30	922,474.30
71	7/1/2022	1,969,348.30	15,044.66	-	15,044.66	2,325.95	12,718.71	1,967,022.35	935,193.01
72	8/1/2022	1,967,022.35	15,044.66	-	15,044.66	2,340.97	12,703.69	1,964,681.38	947,896.69
73	9/1/2022	1,964,681.38	15,044.66	-	15,044.66	2,356.09	12,688.57	1,962,325.29	960,585.26
74	10/1/2022	1,962,325.29	15,044.66	-	15,044.66	2,371.31	12,673.35	1,959,953.98	973,258.61
75	11/1/2022	1,959,953.98	15,044.66	-	15,044.66	2,386.62	12,658.04	1,957,567.36	985,916.65
76	12/1/2022	1,957,567.36	15,044.66	-	15,044.66	2,402.03	12,642.62	1,955,165.32	998,559.27
77	1/1/2023	1,955,165.32	15,044.66	-	15,044.66	2,417.55	12,627.11	1,952,747.78	1,011,186.38
78	2/1/2023	1,952,747.78	15,044.66	-	15,044.66	2,433.16	12,611.50	1,950,314.62	1,023,797.87
79	3/1/2023	1,950,314.62	15,044.66	-	15,044.66	2,448.88	12,595.78	1,947,865.74	1,036,393.66
80	4/1/2023	1,947,865.74	15,044.66	-	15,044.66	2,464.69	12,579.97	1,945,401.05	1,048,973.62
81	5/1/2023	1,945,401.05	15,044.66	-	15,044.66	2,480.61	12,564.05	1,942,920.44	1,061,537.67
82	6/1/2023	1,942,920.44	15,044.66	-	15,044.66	2,496.63	12,548.03	1,940,423.81	1,074,085.70
83	7/1/2023	1,940,423.81	15,044.66	-	15,044.66	2,512.75	12,531.90	1,937,911.06	1,086,617.60
84	8/1/2023	1,937,911.06	15,044.66	-	15,044.66	2,528.98	12,515.68	1,935,382.08	1,099,133.28
85	9/1/2023	1,935,382.08	15,044.66	-	15,044.66	2,545.31	12,499.34	1,932,836.76	1,111,632.62
86	10/1/2023	1,932,836.76	15,044.66	-	15,044.66	2,561.75	12,482.90	1,930,275.01	1,124,115.52
87	11/1/2023	1,930,275.01	15,044.66	-	15,044.66	2,578.30	12,466.36	1,927,696.71	1,136,581.88
88	12/1/2023	1,927,696.71	15,044.66	-	15,044.66	2,594.95	12,449.71	1,925,101.76	1,149,031.59

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
89	1/1/2024	1,925,101.76	15,044.66	-	15,044.66	2,611.71	12,432.95	1,922,490.05	1,161,464.54
90	2/1/2024	1,922,490.05	15,044.66	-	15,044.66	2,628.58	12,416.08	1,919,861.48	1,173,880.62
91	3/1/2024	1,919,861.48	15,044.66	-	15,044.66	2,645.55	12,399.11	1,917,215.93	1,186,279.73
92	4/1/2024	1,917,215.93	15,044.66	-	15,044.66	2,662.64	12,382.02	1,914,553.29	1,198,661.75
93	5/1/2024	1,914,553.29	15,044.66	-	15,044.66	2,679.83	12,364.82	1,911,873.46	1,211,026.57
94	6/1/2024	1,911,873.46	15,044.66	-	15,044.66	2,697.14	12,347.52	1,909,176.31	1,223,374.09
95	7/1/2024	1,909,176.31	15,044.66	-	15,044.66	2,714.56	12,330.10	1,906,461.75	1,235,704.18
96	8/1/2024	1,906,461.75	15,044.66	-	15,044.66	2,732.09	12,312.57	1,903,729.66	1,248,016.75
97	9/1/2024	1,903,729.66	15,044.66	-	15,044.66	2,749.74	12,294.92	1,900,979.93	1,260,311.67
98	10/1/2024	1,900,979.93	15,044.66	-	15,044.66	2,767.50	12,277.16	1,898,212.43	1,272,588.83
99	11/1/2024	1,898,212.43	15,044.66	-	15,044.66	2,785.37	12,259.29	1,895,427.06	1,284,848.12
100	12/1/2024	1,895,427.06	15,044.66	-	15,044.66	2,803.36	12,241.30	1,892,623.70	1,297,089.42
101	1/1/2025	1,892,623.70	15,044.66	-	15,044.66	2,821.46	12,223.19	1,889,802.24	1,309,312.62
102	2/1/2025	1,889,802.24	15,044.66	-	15,044.66	2,839.68	12,204.97	1,886,962.56	1,321,517.59
103	3/1/2025	1,886,962.56	15,044.66	-	15,044.66	2,858.02	12,186.63	1,884,104.53	1,333,704.22
104	4/1/2025	1,884,104.53	15,044.66	-	15,044.66	2,876.48	12,168.18	1,881,228.05	1,345,872.40
105	5/1/2025	1,881,228.05	15,044.66	-	15,044.66	2,895.06	12,149.60	1,878,332.99	1,358,021.99
106	6/1/2025	1,878,332.99	15,044.66	-	15,044.66	2,913.76	12,130.90	1,875,419.24	1,370,152.89
107	7/1/2025	1,875,419.24	15,044.66	-	15,044.66	2,932.57	12,112.08	1,872,486.66	1,382,264.98
108	8/1/2025	1,872,486.66	15,044.66	-	15,044.66	2,951.51	12,093.14	1,869,535.15	1,394,358.12
109	9/1/2025	1,869,535.15	15,044.66	-	15,044.66	2,970.58	12,074.08	1,866,564.57	1,406,432.20
110	10/1/2025	1,866,564.57	15,044.66	-	15,044.66	2,989.76	12,054.90	1,863,574.81	1,418,487.10
111	11/1/2025	1,863,574.81	15,044.66	-	15,044.66	3,009.07	12,035.59	1,860,565.74	1,430,522.69
112	12/1/2025	1,860,565.74	15,044.66	-	15,044.66	3,028.50	12,016.15	1,857,537.24	1,442,538.84
113	1/1/2026	1,857,537.24	15,044.66	-	15,044.66	3,048.06	11,996.59	1,854,489.17	1,454,535.43
114	2/1/2026	1,854,489.17	15,044.66	-	15,044.66	3,067.75	11,976.91	1,851,421.43	1,466,512.34
115	3/1/2026	1,851,421.43	15,044.66	-	15,044.66	3,087.56	11,957.10	1,848,333.87	1,478,469.44
116	4/1/2026	1,848,333.87	15,044.66	-	15,044.66	3,107.50	11,937.16	1,845,226.37	1,490,406.60
117	5/1/2026	1,845,226.37	15,044.66	-	15,044.66	3,127.57	11,917.09	1,842,098.80	1,502,323.68
118	6/1/2026	1,842,098.80	15,044.66	-	15,044.66	3,147.77	11,896.89	1,838,951.03	1,514,220.57
119	7/1/2026	1,838,951.03	15,044.66	-	15,044.66	3,168.10	11,876.56	1,835,782.93	1,526,097.13
120	8/1/2026	1,835,782.93	15,044.66	-	15,044.66	3,188.56	11,856.10	1,832,594.37	1,537,953.23
121	9/1/2026	1,832,594.37	15,044.66	-	15,044.66	3,209.15	11,835.51	1,829,385.22	1,549,788.73
122	10/1/2026	1,829,385.22	15,044.66	-	15,044.66	3,229.88	11,814.78	1,826,155.34	1,561,603.51
123	11/1/2026	1,826,155.34	15,044.66	-	15,044.66	3,250.74	11,793.92	1,822,904.60	1,573,397.43
124	12/1/2026	1,822,904.60	15,044.66	-	15,044.66	3,271.73	11,772.93	1,819,632.87	1,585,170.36
125	1/1/2027	1,819,632.87	15,044.66	-	15,044.66	3,292.86	11,751.80	1,816,340.01	1,596,922.15
126	2/1/2027	1,816,340.01	15,044.66	-	15,044.66	3,314.13	11,730.53	1,813,025.88	1,608,652.68
127	3/1/2027	1,813,025.88	15,044.66	-	15,044.66	3,335.53	11,709.13	1,809,690.35	1,620,361.81
128	4/1/2027	1,809,690.35	15,044.66	-	15,044.66	3,357.07	11,687.58	1,806,333.28	1,632,049.39
129	5/1/2027	1,806,333.28	15,044.66	-	15,044.66	3,378.75	11,665.90	1,802,954.52	1,643,715.29
130	6/1/2027	1,802,954.52	15,044.66	-	15,044.66	3,400.58	11,644.06	1,799,553.94	1,655,359.38
131	7/1/2027	1,799,553.94	15,044.66	-	15,044.66	3,422.54	11,622.12	1,796,131.41	1,666,991.49
132	8/1/2027	1,796,131.41	15,044.66	-	15,044.66	3,444.64	11,600.02	1,792,686.77	1,678,581.51
133	9/1/2027	1,792,686.77	15,044.66	-	15,044.66	3,466.89	11,577.77	1,789,219.88	1,690,159.28
134	10/1/2027	1,789,219.88	15,044.66	-	15,044.66	3,489.28	11,555.38	1,785,730.60	1,701,714.66
135	11/1/2027	1,785,730.60	15,044.66	-	15,044.66	3,511.81	11,532.84	1,782,218.78	1,713,247.50
136	12/1/2027	1,782,218.78	15,044.66	-	15,044.66	3,534.49	11,510.16	1,778,684.29	1,724,757.66
137	1/1/2028	1,778,684.29	15,044.66	-	15,044.66	3,557.32	11,487.34	1,775,126.97	1,736,245.00
138	2/1/2028	1,775,126.97	15,044.66	-	15,044.66	3,580.30	11,464.36	1,771,546.67	1,747,709.36
139	3/1/2028	1,771,546.67	15,044.66	-	15,044.66	3,603.42	11,441.24	1,767,943.26	1,759,150.60

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
140	4/1/2028	1,767,943.26	15,044.66	-	15,044.66	3,626.69	11,417.97	1,764,316.56	1,770,568.57
141	5/1/2028	1,764,316.56	15,044.66	-	15,044.66	3,650.11	11,394.54	1,760,666.45	1,781,963.11
142	6/1/2028	1,760,666.45	15,044.66	-	15,044.66	3,673.69	11,370.97	1,756,992.77	1,793,334.08
143	7/1/2028	1,756,992.77	15,044.66	-	15,044.66	3,697.41	11,347.24	1,753,295.35	1,804,681.33
144	8/1/2028	1,753,295.35	15,044.66	-	15,044.66	3,721.29	11,323.37	1,749,574.06	1,816,004.69
145	9/1/2028	1,749,574.06	15,044.66	-	15,044.66	3,745.32	11,299.33	1,745,828.74	1,827,304.03
146	10/1/2028	1,745,828.74	15,044.66	-	15,044.66	3,769.51	11,275.14	1,742,059.22	1,838,579.17
147	11/1/2028	1,742,059.22	15,044.66	-	15,044.66	3,793.86	11,250.80	1,738,265.37	1,849,829.97
148	12/1/2028	1,738,265.37	15,044.66	-	15,044.66	3,818.36	11,226.30	1,734,447.01	1,861,056.27
149	1/1/2029	1,734,447.01	15,044.66	-	15,044.66	3,843.02	11,201.64	1,730,603.99	1,872,257.90
150	2/1/2029	1,730,603.99	15,044.66	-	15,044.66	3,867.84	11,176.82	1,726,736.15	1,883,434.72
151	3/1/2029	1,726,736.15	15,044.66	-	15,044.66	3,892.82	11,151.84	1,722,843.33	1,894,586.56
152	4/1/2029	1,722,843.33	15,044.66	-	15,044.66	3,917.96	11,126.70	1,718,925.37	1,905,713.25
153	5/1/2029	1,718,925.37	15,044.66	-	15,044.66	3,943.26	11,101.39	1,714,982.10	1,916,814.65
154	6/1/2029	1,714,982.10	15,044.66	-	15,044.66	3,968.73	11,075.93	1,711,013.37	1,927,890.57
155	7/1/2029	1,711,013.37	15,044.66	-	15,044.66	3,994.36	11,050.29	1,707,019.01	1,938,940.87
156	8/1/2029	1,707,019.01	15,044.66	-	15,044.66	4,020.16	11,024.50	1,702,998.85	1,949,965.37
157	9/1/2029	1,702,998.85	15,044.66	-	15,044.66	4,046.12	10,998.53	1,698,952.73	1,960,963.90
158	10/1/2029	1,698,952.73	15,044.66	-	15,044.66	4,072.25	10,972.40	1,694,880.47	1,971,936.30
159	11/1/2029	1,694,880.47	15,044.66	-	15,044.66	4,098.55	10,946.10	1,690,781.92	1,982,882.41
160	12/1/2029	1,690,781.92	15,044.66	-	15,044.66	4,125.02	10,919.63	1,686,656.89	1,993,802.04
161	1/1/2030	1,686,656.89	15,044.66	-	15,044.66	4,151.66	10,892.99	1,682,505.23	2,004,695.03
162	2/1/2030	1,682,505.23	15,044.66	-	15,044.66	4,178.48	10,866.18	1,678,326.75	2,015,561.21
163	3/1/2030	1,678,326.75	15,044.66	-	15,044.66	4,205.46	10,839.19	1,674,121.29	2,026,400.40
164	4/1/2030	1,674,121.29	15,044.66	-	15,044.66	4,232.62	10,812.03	1,669,888.66	2,037,212.44
165	5/1/2030	1,669,888.66	15,044.66	-	15,044.66	4,259.96	10,784.70	1,665,628.70	2,047,997.14
166	6/1/2030	1,665,628.70	15,044.66	-	15,044.66	4,287.47	10,757.19	1,661,341.23	2,058,754.32
167	7/1/2030	1,661,341.23	15,044.66	-	15,044.66	4,315.16	10,729.50	1,657,026.07	2,069,483.82
168	8/1/2030	1,657,026.07	15,044.66	-	15,044.66	4,343.03	10,701.63	1,652,683.04	2,080,185.44
169	9/1/2030	1,652,683.04	15,044.66	-	15,044.66	4,371.08	10,673.58	1,648,311.96	2,090,859.02
170	10/1/2030	1,648,311.96	15,044.66	-	15,044.66	4,399.31	10,645.35	1,643,912.65	2,101,504.37
171	11/1/2030	1,643,912.65	15,044.66	-	15,044.66	4,427.72	10,616.94	1,639,484.93	2,112,121.31
172	12/1/2030	1,639,484.93	15,044.66	-	15,044.66	4,456.32	10,588.34	1,635,028.61	2,122,709.65
173	1/1/2031	1,635,028.61	15,044.66	-	15,044.66	4,485.10	10,559.56	1,630,543.52	2,133,269.21
174	2/1/2031	1,630,543.52	15,044.66	-	15,044.66	4,514.06	10,530.59	1,626,029.45	2,143,799.80
175	3/1/2031	1,626,029.45	15,044.66	-	15,044.66	4,543.22	10,501.44	1,621,486.24	2,154,301.24
176	4/1/2031	1,621,486.24	15,044.66	-	15,044.66	4,572.56	10,472.10	1,616,913.68	2,164,773.34
177	5/1/2031	1,616,913.68	15,044.66	-	15,044.66	4,602.09	10,442.57	1,612,311.59	2,175,215.91
178	6/1/2031	1,612,311.59	15,044.66	-	15,044.66	4,631.81	10,412.85	1,607,679.78	2,185,628.75
179	7/1/2031	1,607,679.78	15,044.66	-	15,044.66	4,661.73	10,382.93	1,603,018.05	2,196,011.68
180	8/1/2031	1,603,018.05	15,044.66	-	15,044.66	4,691.83	10,352.82	1,598,326.22	2,206,364.51
181	9/1/2031	1,598,326.22	15,044.66	-	15,044.66	4,722.13	10,322.52	1,593,604.09	2,216,687.03
182	10/1/2031	1,593,604.09	15,044.66	-	15,044.66	4,752.63	10,292.03	1,588,851.45	2,226,979.06
183	11/1/2031	1,588,851.45	15,044.66	-	15,044.66	4,783.32	10,261.33	1,584,068.13	2,237,240.39
184	12/1/2031	1,584,068.13	15,044.66	-	15,044.66	4,814.22	10,230.44	1,579,253.91	2,247,470.83
185	1/1/2032	1,579,253.91	15,044.66	-	15,044.66	4,845.31	10,199.35	1,574,408.60	2,257,670.18
186	2/1/2032	1,574,408.60	15,044.66	-	15,044.66	4,876.60	10,168.05	1,569,532.00	2,267,838.23
187	3/1/2032	1,569,532.00	15,044.66	-	15,044.66	4,908.10	10,136.56	1,564,623.91	2,277,974.79
188	4/1/2032	1,564,623.91	15,044.66	-	15,044.66	4,939.79	10,104.86	1,559,684.11	2,288,079.66
189	5/1/2032	1,559,684.11	15,044.66	-	15,044.66	4,971.70	10,072.96	1,554,712.41	2,298,152.62
190	6/1/2032	1,554,712.41	15,044.66	-	15,044.66	5,003.81	10,040.85	1,549,708.61	2,308,193.47

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
191	7/1/2032	1,549,708.61	15,044.66	-	15,044.66	5,036.12	10,008.53	1,544,672.49	2,318,202.00
192	8/1/2032	1,544,672.49	15,044.66	-	15,044.66	5,068.65	9,976.01	1,539,603.84	2,328,178.01
193	9/1/2032	1,539,603.84	15,044.66	-	15,044.66	5,101.38	9,943.27	1,534,502.46	2,338,121.29
194	10/1/2032	1,534,502.46	15,044.66	-	15,044.66	5,134.33	9,910.33	1,529,368.13	2,348,031.62
195	11/1/2032	1,529,368.13	15,044.66	-	15,044.66	5,167.49	9,877.17	1,524,200.64	2,357,908.78
196	12/1/2032	1,524,200.64	15,044.66	-	15,044.66	5,200.86	9,843.80	1,518,998.78	2,367,752.58
197	1/1/2033	1,518,998.78	15,044.66	-	15,044.66	5,234.45	9,810.21	1,513,765.33	2,377,562.79
198	2/1/2033	1,513,765.33	15,044.66	-	15,044.66	5,268.28	9,776.40	1,508,497.07	2,387,339.19
199	3/1/2033	1,508,497.07	15,044.66	-	15,044.66	5,302.28	9,742.38	1,503,194.79	2,397,081.57
200	4/1/2033	1,503,194.79	15,044.66	-	15,044.66	5,336.52	9,708.13	1,497,858.27	2,406,789.70
201	5/1/2033	1,497,858.27	15,044.66	-	15,044.66	5,370.99	9,673.67	1,492,487.28	2,416,463.37
202	6/1/2033	1,492,487.28	15,044.66	-	15,044.66	5,405.68	9,638.98	1,487,081.60	2,426,102.35
203	7/1/2033	1,487,081.60	15,044.66	-	15,044.66	5,440.59	9,604.07	1,481,641.01	2,435,706.42
204	8/1/2033	1,481,641.01	15,044.66	-	15,044.66	5,475.73	9,568.93	1,476,165.29	2,445,275.35
205	9/1/2033	1,476,165.29	15,044.66	-	15,044.66	5,511.09	9,533.57	1,470,654.20	2,454,808.91
206	10/1/2033	1,470,654.20	15,044.66	-	15,044.66	5,546.68	9,497.98	1,465,107.52	2,464,306.89
207	11/1/2033	1,465,107.52	15,044.66	-	15,044.66	5,582.50	9,462.15	1,459,525.01	2,473,769.04
208	12/1/2033	1,459,525.01	15,044.66	-	15,044.66	5,618.56	9,426.10	1,453,906.45	2,483,195.14
209	1/1/2034	1,453,906.45	15,044.66	-	15,044.66	5,654.84	9,389.81	1,448,251.61	2,492,584.95
210	2/1/2034	1,448,251.61	15,044.66	-	15,044.66	5,691.37	9,353.29	1,442,560.24	2,501,938.25
211	3/1/2034	1,442,560.24	15,044.66	-	15,044.66	5,728.12	9,316.53	1,436,832.12	2,511,254.78
212	4/1/2034	1,436,832.12	15,044.66	-	15,044.66	5,765.12	9,279.54	1,431,067.00	2,520,534.32
213	5/1/2034	1,431,067.00	15,044.66	-	15,044.66	5,802.35	9,242.31	1,425,264.65	2,529,776.63
214	6/1/2034	1,425,264.65	15,044.66	-	15,044.66	5,839.82	9,204.83	1,419,424.83	2,538,981.46
215	7/1/2034	1,419,424.83	15,044.66	-	15,044.66	5,877.54	9,167.12	1,413,547.29	2,548,148.58
216	8/1/2034	1,413,547.29	15,044.66	-	15,044.66	5,915.50	9,129.16	1,407,631.80	2,557,277.74
217	9/1/2034	1,407,631.80	15,044.66	-	15,044.66	5,953.70	9,090.96	1,401,678.09	2,566,368.70
218	10/1/2034	1,401,678.09	15,044.66	-	15,044.66	5,992.15	9,052.50	1,395,685.94	2,575,421.20
219	11/1/2034	1,395,685.94	15,044.66	-	15,044.66	6,030.85	9,013.81	1,389,655.09	2,584,435.01
220	12/1/2034	1,389,655.09	15,044.66	-	15,044.66	6,069.80	8,974.86	1,383,585.29	2,593,409.86
221	1/1/2035	1,383,585.29	15,044.66	-	15,044.66	6,109.00	8,935.65	1,377,476.29	2,602,345.52
222	2/1/2035	1,377,476.29	15,044.66	-	15,044.66	6,148.46	8,896.20	1,371,327.83	2,611,241.72
223	3/1/2035	1,371,327.83	15,044.66	-	15,044.66	6,188.16	8,856.49	1,365,139.66	2,620,098.21
224	4/1/2035	1,365,139.66	15,044.66	-	15,044.66	6,228.13	8,816.53	1,358,911.53	2,628,914.74
225	5/1/2035	1,358,911.53	15,044.66	-	15,044.66	6,268.35	8,776.30	1,352,643.18	2,637,691.04
226	6/1/2035	1,352,643.18	15,044.66	-	15,044.66	6,308.84	8,735.82	1,346,334.34	2,646,426.86
227	7/1/2035	1,346,334.34	15,044.66	-	15,044.66	6,349.58	8,695.08	1,339,984.76	2,655,121.94
228	8/1/2035	1,339,984.76	15,044.66	-	15,044.66	6,390.59	8,654.07	1,333,594.17	2,663,776.01
229	9/1/2035	1,333,594.17	15,044.66	-	15,044.66	6,431.86	8,612.80	1,327,162.31	2,672,388.80
230	10/1/2035	1,327,162.31	15,044.66	-	15,044.66	6,473.40	8,571.26	1,320,688.91	2,680,960.06
231	11/1/2035	1,320,688.91	15,044.66	-	15,044.66	6,515.21	8,529.45	1,314,173.70	2,689,489.51
232	12/1/2035	1,314,173.70	15,044.66	-	15,044.66	6,557.29	8,487.37	1,307,616.42	2,697,976.88
233	1/1/2036	1,307,616.42	15,044.66	-	15,044.66	6,600.00	8,445.02	1,301,016.78	2,706,421.90
234	2/1/2036	1,301,016.78	15,044.66	-	15,044.66	6,642.26	8,402.40	1,294,374.53	2,714,824.30
235	3/1/2036	1,294,374.53	15,044.66	-	15,044.66	6,685.16	8,359.50	1,287,689.37	2,723,183.80
236	4/1/2036	1,287,689.37	15,044.66	-	15,044.66	6,728.33	8,316.33	1,280,961.04	2,731,500.13
237	5/1/2036	1,280,961.04	15,044.66	-	15,044.66	6,771.78	8,272.87	1,274,189.26	2,739,773.00
238	6/1/2036	1,274,189.26	15,044.66	-	15,044.66	6,815.52	8,229.14	1,267,373.74	2,748,002.14
239	7/1/2036	1,267,373.74	15,044.66	-	15,044.66	6,859.54	8,185.12	1,260,514.20	2,756,187.27
240	8/1/2036	1,260,514.20	15,044.66	-	15,044.66	6,903.84	8,140.82	1,253,610.37	2,764,328.09
241	9/1/2036	1,253,610.37	15,044.66	-	15,044.66	6,948.42	8,096.23	1,246,661.95	2,772,424.32

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
242	10/1/2036	1,246,661.95	15,044.66	-	15,044.66	6,993.30	8,051.36	1,239,668.65	2,780,475.68
243	11/1/2036	1,239,668.65	15,044.66	-	15,044.66	7,038.46	8,006.19	1,232,630.18	2,788,481.87
244	12/1/2036	1,232,630.18	15,044.66	-	15,044.66	7,083.92	7,960.74	1,225,546.26	2,796,442.61
245	1/1/2037	1,225,546.26	15,044.66	-	15,044.66	7,129.67	7,914.99	1,218,416.59	2,804,357.59
246	2/1/2037	1,218,416.59	15,044.66	-	15,044.66	7,175.72	7,868.94	1,211,240.87	2,812,226.54
247	3/1/2037	1,211,240.87	15,044.66	-	15,044.66	7,222.06	7,822.60	1,204,018.81	2,820,049.13
248	4/1/2037	1,204,018.81	15,044.66	-	15,044.66	7,268.70	7,775.95	1,196,750.11	2,827,825.09
249	5/1/2037	1,196,750.11	15,044.66	-	15,044.66	7,315.65	7,729.01	1,189,434.47	2,835,554.10
250	6/1/2037	1,189,434.47	15,044.66	-	15,044.66	7,362.89	7,681.76	1,182,071.57	2,843,235.86
251	7/1/2037	1,182,071.57	15,044.66	-	15,044.66	7,410.44	7,634.21	1,174,661.13	2,850,870.07
252	8/1/2037	1,174,661.13	15,044.66	-	15,044.66	7,458.30	7,586.35	1,167,202.82	2,858,456.43
253	9/1/2037	1,167,202.82	15,044.66	-	15,044.66	7,506.47	7,538.18	1,159,696.35	2,865,994.61
254	10/1/2037	1,159,696.35	15,044.66	-	15,044.66	7,554.95	7,489.71	1,152,141.40	2,873,484.32
255	11/1/2037	1,152,141.40	15,044.66	-	15,044.66	7,603.74	7,440.91	1,144,537.66	2,880,925.23
256	12/1/2037	1,144,537.66	15,044.66	-	15,044.66	7,652.85	7,391.81	1,136,884.81	2,888,317.04
257	1/1/2038	1,136,884.81	15,044.66	-	15,044.66	7,702.28	7,342.38	1,129,182.53	2,895,659.42
258	2/1/2038	1,129,182.53	15,044.66	-	15,044.66	7,752.02	7,292.64	1,121,430.51	2,902,952.06
259	3/1/2038	1,121,430.51	15,044.66	-	15,044.66	7,802.09	7,242.57	1,113,628.42	2,910,194.63
260	4/1/2038	1,113,628.42	15,044.66	-	15,044.66	7,852.47	7,192.18	1,105,775.95	2,917,386.81
261	5/1/2038	1,105,775.95	15,044.66	-	15,044.66	7,903.19	7,141.47	1,097,872.76	2,924,528.28
262	6/1/2038	1,097,872.76	15,044.66	-	15,044.66	7,954.23	7,090.43	1,089,918.53	2,931,618.71
263	7/1/2038	1,089,918.53	15,044.66	-	15,044.66	8,005.60	7,039.06	1,081,912.93	2,938,657.77
264	8/1/2038	1,081,912.93	15,044.66	-	15,044.66	8,057.30	6,987.35	1,073,855.63	2,945,645.12
265	9/1/2038	1,073,855.63	15,044.66	-	15,044.66	8,109.34	6,935.32	1,065,746.29	2,952,580.44
266	10/1/2038	1,065,746.29	15,044.66	-	15,044.66	8,161.71	6,882.94	1,057,584.58	2,959,463.38
267	11/1/2038	1,057,584.58	15,044.66	-	15,044.66	8,214.42	6,830.23	1,049,370.16	2,966,293.62
268	12/1/2038	1,049,370.16	15,044.66	-	15,044.66	8,267.47	6,777.18	1,041,102.68	2,973,070.80
269	1/1/2039	1,041,102.68	15,044.66	-	15,044.66	8,320.87	6,723.79	1,032,781.81	2,979,794.59
270	2/1/2039	1,032,781.81	15,044.66	-	15,044.66	8,374.61	6,670.05	1,024,407.20	2,986,464.64
271	3/1/2039	1,024,407.20	15,044.66	-	15,044.66	8,428.69	6,615.96	1,015,978.51	2,993,080.60
272	4/1/2039	1,015,978.51	15,044.66	-	15,044.66	8,483.13	6,561.53	1,007,495.38	2,999,642.13
273	5/1/2039	1,007,495.38	15,044.66	-	15,044.66	8,537.92	6,506.74	998,957.46	3,006,148.87
274	6/1/2039	998,957.46	15,044.66	-	15,044.66	8,593.06	6,451.60	990,364.41	3,012,600.47
275	7/1/2039	990,364.41	15,044.66	-	15,044.66	8,648.55	6,396.10	981,715.85	3,018,996.57
276	8/1/2039	981,715.85	15,044.66	-	15,044.66	8,704.41	6,340.25	973,011.45	3,025,336.82
277	9/1/2039	973,011.45	15,044.66	-	15,044.66	8,760.62	6,284.03	964,250.82	3,031,620.85
278	10/1/2039	964,250.82	15,044.66	-	15,044.66	8,817.20	6,227.45	955,433.62	3,037,848.31
279	11/1/2039	955,433.62	15,044.66	-	15,044.66	8,874.15	6,170.51	946,559.47	3,044,018.81
280	12/1/2039	946,559.47	15,044.66	-	15,044.66	8,931.46	6,113.20	937,628.01	3,050,132.01
281	1/1/2040	937,628.01	15,044.66	-	15,044.66	8,989.14	6,055.51	928,638.86	3,056,187.53
282	2/1/2040	928,638.86	15,044.66	-	15,044.66	9,047.20	5,997.46	919,591.67	3,062,184.98
283	3/1/2040	919,591.67	15,044.66	-	15,044.66	9,105.63	5,939.03	910,486.04	3,068,124.01
284	4/1/2040	910,486.04	15,044.66	-	15,044.66	9,164.43	5,880.22	901,321.60	3,074,004.24
285	5/1/2040	901,321.60	15,044.66	-	15,044.66	9,223.62	5,821.04	892,097.98	3,079,825.27
286	6/1/2040	892,097.98	15,044.66	-	15,044.66	9,283.19	5,761.47	882,814.79	3,085,586.74
287	7/1/2040	882,814.79	15,044.66	-	15,044.66	9,343.14	5,701.51	873,471.65	3,091,288.25
288	8/1/2040	873,471.65	15,044.66	-	15,044.66	9,403.49	5,641.17	864,068.16	3,096,929.42
289	9/1/2040	864,068.16	15,044.66	-	15,044.66	9,464.22	5,580.44	854,603.94	3,102,509.86
290	10/1/2040	854,603.94	15,044.66	-	15,044.66	9,525.34	5,519.32	845,078.60	3,108,029.18
291	11/1/2040	845,078.60	15,044.66	-	15,044.66	9,586.86	5,457.80	835,491.75	3,113,485.98
292	12/1/2040	835,491.75	15,044.66	-	15,044.66	9,648.77	5,395.88	825,842.97	3,118,882.86

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
283	1/1/2041	825,842.97	15,044.66	-	15,044.66	9,711.09	5,333.57	816,131.88	3,124,216.43
284	2/1/2041	816,131.88	15,044.66	-	15,044.66	9,773.81	5,270.85	806,358.08	3,129,487.28
295	3/1/2041	806,358.08	15,044.66	-	15,044.66	9,836.93	5,207.73	796,521.15	3,134,695.01
296	4/1/2041	796,521.15	15,044.66	-	15,044.66	9,900.46	5,144.20	786,620.69	3,139,839.21
297	5/1/2041	786,620.69	15,044.66	-	15,044.66	9,964.40	5,080.26	776,656.29	3,144,919.47
298	6/1/2041	776,656.29	15,044.66	-	15,044.66	10,028.75	5,015.91	766,627.54	3,149,935.38
299	7/1/2041	766,627.54	15,044.66	-	15,044.66	10,093.52	4,951.14	756,534.02	3,154,886.51
300	8/1/2041	756,534.02	15,044.66	-	15,044.66	10,158.71	4,885.95	746,375.31	3,159,772.46
301	9/1/2041	746,375.31	15,044.66	-	15,044.66	10,224.32	4,820.34	736,151.00	3,164,592.80
302	10/1/2041	736,151.00	15,044.66	-	15,044.66	10,290.35	4,754.31	725,860.65	3,169,347.11
303	11/1/2041	725,860.65	15,044.66	-	15,044.66	10,356.81	4,687.85	715,503.84	3,174,034.96
304	12/1/2041	715,503.84	15,044.66	-	15,044.66	10,423.69	4,620.96	705,080.15	3,178,655.92
305	1/1/2042	705,080.15	15,044.66	-	15,044.66	10,491.01	4,553.64	694,589.13	3,183,209.56
306	2/1/2042	694,589.13	15,044.66	-	15,044.66	10,558.77	4,485.89	684,030.36	3,187,695.45
307	3/1/2042	684,030.36	15,044.66	-	15,044.66	10,626.96	4,417.70	673,403.40	3,192,113.15
308	4/1/2042	673,403.40	15,044.66	-	15,044.66	10,695.59	4,349.05	662,707.81	3,196,462.21
309	5/1/2042	662,707.81	15,044.66	-	15,044.66	10,764.67	4,279.99	651,943.14	3,200,742.20
310	6/1/2042	651,943.14	15,044.66	-	15,044.66	10,834.19	4,210.47	641,108.95	3,204,952.67
311	7/1/2042	641,108.95	15,044.66	-	15,044.66	10,904.15	4,140.50	630,204.79	3,209,093.16
312	8/1/2042	630,204.79	15,044.66	-	15,044.66	10,974.58	4,070.07	619,230.20	3,213,163.23
313	9/1/2042	619,230.20	15,044.66	-	15,044.66	11,045.46	3,999.20	608,184.74	3,217,162.43
314	10/1/2042	608,184.74	15,044.66	-	15,044.66	11,116.80	3,927.85	597,067.94	3,221,090.29
315	11/1/2042	597,067.94	15,044.66	-	15,044.66	11,188.59	3,856.05	585,879.35	3,224,946.35
316	12/1/2042	585,879.35	15,044.66	-	15,044.66	11,260.85	3,783.80	574,618.50	3,228,730.16
317	1/1/2043	574,618.50	15,044.66	-	15,044.66	11,333.58	3,711.08	563,284.92	3,232,441.24
318	2/1/2043	563,284.92	15,044.66	-	15,044.66	11,406.78	3,637.88	551,878.14	3,236,079.12
319	3/1/2043	551,878.14	15,044.66	-	15,044.66	11,480.44	3,564.21	540,397.70	3,239,643.33
320	4/1/2043	540,397.70	15,044.66	-	15,044.66	11,554.59	3,490.07	528,843.11	3,243,133.40
321	5/1/2043	528,843.11	15,044.66	-	15,044.66	11,629.21	3,415.45	517,213.90	3,246,548.84
322	6/1/2043	517,213.90	15,044.66	-	15,044.66	11,704.32	3,340.34	505,509.58	3,249,889.18
323	7/1/2043	505,509.58	15,044.66	-	15,044.66	11,779.91	3,264.75	493,729.67	3,253,153.93
324	8/1/2043	493,729.67	15,044.66	-	15,044.66	11,855.99	3,188.67	481,873.68	3,256,342.60
325	9/1/2043	481,873.68	15,044.66	-	15,044.66	11,932.56	3,112.10	469,941.13	3,259,454.70
326	10/1/2043	469,941.13	15,044.66	-	15,044.66	12,009.62	3,035.04	457,931.51	3,262,489.74
327	11/1/2043	457,931.51	15,044.66	-	15,044.66	12,087.18	2,957.47	445,844.32	3,265,447.21
328	12/1/2043	445,844.32	15,044.66	-	15,044.66	12,165.25	2,879.41	433,679.08	3,268,326.63
329	1/1/2044	433,679.08	15,044.66	-	15,044.66	12,243.81	2,800.84	421,435.27	3,271,127.47
330	2/1/2044	421,435.27	15,044.66	-	15,044.66	12,322.89	2,721.77	409,112.38	3,273,849.24
331	3/1/2044	409,112.38	15,044.66	-	15,044.66	12,402.47	2,642.18	396,709.90	3,276,491.42
332	4/1/2044	396,709.90	15,044.66	-	15,044.66	12,482.57	2,562.08	384,227.33	3,279,053.51
333	5/1/2044	384,227.33	15,044.66	-	15,044.66	12,563.19	2,481.47	371,664.14	3,281,534.98
334	6/1/2044	371,664.14	15,044.66	-	15,044.66	12,644.33	2,400.33	359,019.82	3,283,935.31
335	7/1/2044	359,019.82	15,044.66	-	15,044.66	12,725.99	2,318.67	346,293.83	3,286,253.98
336	8/1/2044	346,293.83	15,044.66	-	15,044.66	12,808.18	2,236.48	333,485.65	3,288,490.46
337	9/1/2044	333,485.65	15,044.66	-	15,044.66	12,890.90	2,153.76	320,594.76	3,290,644.22
338	10/1/2044	320,594.76	15,044.66	-	15,044.66	12,974.15	2,070.51	307,620.61	3,292,714.73
339	11/1/2044	307,620.61	15,044.66	-	15,044.66	13,057.94	1,986.72	294,562.67	3,294,701.44
340	12/1/2044	294,562.67	15,044.66	-	15,044.66	13,142.27	1,902.38	281,420.39	3,296,603.83
341	1/1/2045	281,420.39	15,044.66	-	15,044.66	13,227.15	1,817.51	268,193.24	3,298,421.33
342	2/1/2045	268,193.24	15,044.66	-	15,044.66	13,312.58	1,732.08	254,880.67	3,300,153.42
343	3/1/2045	254,880.67	15,044.66	-	15,044.66	13,398.55	1,646.10	241,482.12	3,301,799.52

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
344	4/1/2045	241,482.12	15,044.66	-	15,044.66	13,485.09	1,559.57	227,997.03	3,303,359.09
345	5/1/2045	227,997.03	15,044.66	-	15,044.66	13,572.18	1,472.48	214,424.85	3,304,831.57
346	6/1/2045	214,424.85	15,044.66	-	15,044.66	13,659.83	1,384.83	200,765.02	3,306,216.40
347	7/1/2045	200,765.02	15,044.66	-	15,044.66	13,748.05	1,296.61	187,016.97	3,307,513.01
348	8/1/2045	187,016.97	15,044.66	-	15,044.66	13,836.84	1,207.82	173,180.14	3,308,720.83
349	9/1/2045	173,180.14	15,044.66	-	15,044.66	13,926.20	1,118.46	159,253.93	3,309,839.28
350	10/1/2045	159,253.93	15,044.66	-	15,044.66	14,016.14	1,028.51	145,237.79	3,310,867.80
351	11/1/2045	145,237.79	15,044.66	-	15,044.66	14,106.66	937.99	131,131.13	3,311,805.79
352	12/1/2045	131,131.13	15,044.66	-	15,044.66	14,197.77	846.89	116,933.36	3,312,652.68
353	1/1/2046	116,933.36	15,044.66	-	15,044.66	14,289.46	755.19	102,643.90	3,313,407.87
354	2/1/2046	102,643.90	15,044.66	-	15,044.66	14,381.75	662.91	88,262.15	3,314,070.78
355	3/1/2046	88,262.15	15,044.66	-	15,044.66	14,474.63	570.03	73,787.52	3,314,640.81
356	4/1/2046	73,787.52	15,044.66	-	15,044.66	14,568.11	476.54	59,219.40	3,315,117.35
357	5/1/2046	59,219.40	15,044.66	-	15,044.66	14,662.20	382.46	44,557.21	3,315,499.81
358	6/1/2046	44,557.21	15,044.66	-	15,044.66	14,756.89	287.77	29,800.31	3,315,787.58
359	7/1/2046	29,800.31	15,044.66	-	15,044.66	14,852.20	192.46	14,948.12	3,315,980.04
360	8/1/2046	14,948.12	15,044.66	-	14,948.12	14,851.58	96.54	0.00	3,316,076.58

EXHIBIT D

**SOURCE OF FUNDS FOR FACILITY PAYMENTS PURSUANT TO
LEASE PURCHASE ARRANGEMENT
BASED ON 30 YEAR AMORTIZATION**

Purchase Price	\$3,000,000.00
Advanced Lease Payments (First Year)	\$900,000.00
Balance of Purchase Price ¹	\$2,100,000.00
Monthly Payment	\$15,044.66
Annual Payment	\$180,535.92

DESCRIPTION OF FUNDING SOURCES FOR ADVANCED LEASE PAYMENTS <i>(Based on Available Funds)</i>	TOTAL	CURRENT AVAILABLE FUNDS
Advanced Lease Payment	\$900,000.00	
Taos County Gross Receipts Tax income pursuant to NMSA 1978, §7-20E-20		\$320,000
³ Supplemental Payments from SB9 (Public School Capital Improvements Act, NMSA 1978, §22-25-1, <i>et seq.</i>)		\$160,000
² Supplemental Payments from Operational (SEG)		\$420,000

DESCRIPTION OF FUNDING SOURCES FOR PAYMENTS ON BALANCE OF PURCHASE PRICE <i>Based on FY16 Funding</i>	PROJECTED AVAILABLE FUNDS ANNUALLY
² PSFA Lease Assistance Award pursuant to NMSA 1978, §22-24-4(1) \$736.25/MEM PROJECTED ANNUAL 80/120 STUDENT COUNT 223	\$149,459.00
³ Supplemental Payments from Operational (SEG)	\$31,076.92
TOTAL FUNDS AVAILABLE	\$180,535.92

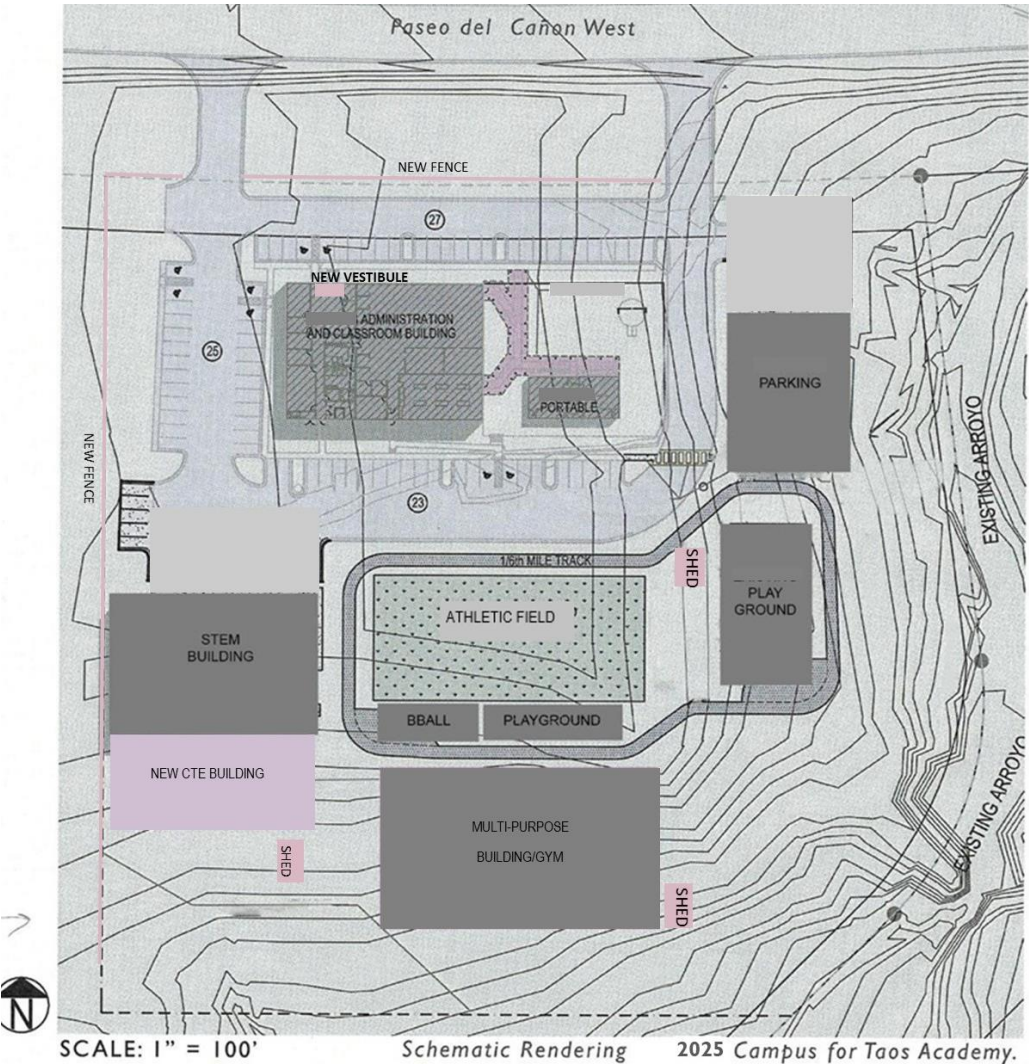
¹Because there is no interest charged on the advanced lease payment (\$900,000), the balance (\$2,100,000) is amortized separately. The Sources of Funds shows how each amount will be paid for.

²Projected PSFA Lease Assistance Award assumes per-member funding remaining at \$736.25, which is the FY16 calculation. The Public School Capital Outlay Act, at NMSA 1978, §22-24-4(1) provides for an annual CPI adjustment to the per-member funding amount, however the Lessee has not forecasted any potential increase or decrease when considering its source of funds.

³The Lessee will budget \$31,076.92 each year from operational funds to supplement its annual Lease Reimbursement payments, unless or until mill levy proceeds from Public School Capital Improvements Act, NMSA 1978, §22-25-1, *et seq.* or Public School Buildings Act, NMSA 1978, §22-26-1, *et seq.* are made available to supplement the Lease Reimbursement payments.

TAOS ACADEMY

FACILITIES MASTER PLAN EDUCATION SPECIFICATION 2020-2025



Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / Table of Contents

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Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 1.0 Instructional Program

Overview of Educational Specification

Taos Academy is a state funded charter school that specializes in the use of digital curriculum. This document outlines Taos Academy's instructional program and defines the functional, spatial, and environmental characteristics necessary for the success of the school facility.

The Instructional Program Educational Philosophy and Approach

Taos Academy expresses and practices the belief that every learner deserves access to educational excellence regardless of his or her abilities. Taos Academy is a hybrid school that combines direct and digital instruction with experiential curriculum to create a holistic learning environment able to meet each student's academic and social/ emotional needs.

Taos Academy is dedicated to providing a high academic standard that meets or exceeds New Mexico state standards. Using proven educational practices, intentional instructional design, and meaningful assessments, the school provides students with the individualized instruction necessary to meet their learning goals. Students develop the leadership skills needed to succeed in the 21st century. Taos Academy is devoted to developing a strong community of leaders throughout the organization, focusing attention on 21st century learning skills such as communication, teamwork, technology, and research. Taos Academy is committed to parental and community involvement utilizing resources to maximize student potential.

Educational Approach

Taos Academy teaches a hybrid approach that combines direct and digital instruction with experiential curriculum to create a holistic learning environment because we believe this method will best meet each student's academic and social/ emotional needs. Digital curriculum allows students to work at their own ability level and at their own pace. The curriculum provides for acceleration or remediation as needed. A student is able to work on modules for remediation instead of repeating a grade level or material he/ she has already mastered. A gifted student is able to take advanced courses to prepare for college - level classes while in high school. With digital curriculum teachers have full access to information about every aspect of a student's learning. Teachers are able to use quality data immediately to design or modify instruction that meets a student's individual need.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 1.0 Instructional Program

Taos Academy also includes traditional direct instruction as well, because we believe in the importance of positive student/teacher relationships. Concepts can be communicated face-to-face that may not be transmitted as clearly digitally. Direct instruction is a way to support each student's learning to ensure success and to provide opportunities for socialization. Because one of our goals is to give students leadership skills and prepare them for the 21st century, this socialization is imperative. Our leadership courses and extracurricular activities enrich students' learning experiences by providing them with opportunities to communicate and collaborate with one another and our school staff.

The Instructional Approach

Grade levels at Taos Academy are divided into four families. This strategy allows for students to be appropriately challenged while continuing to develop their peer-related social skills.

Elementary Family – 5th and 6th grades

Requirements include: individualized academics, leadership training, career/technical education, and enrichment classes. These classes may include art, music, technology skills, participation in advisory council, emotional intelligence, outdoor education, and local community service. Each student must show competency mastery, particularly in literacy and mathematics, to move to the next family.

Pre-high Family – 7th and 8th grades

Requirements include: individualized academics and electives, leadership training and enrichment classes. Leadership and enrichment classes may include emotional intelligence, pre-teen counseling, outdoor education, local or national community service, participation in advisory council, art, music, technology, and telecommunication skills. Each student must show competency mastery in core areas or must take recovery classes to show academic success. Taos Academy requires students to leave the pre-high family with at least one high school-level credit.

Mid-High Family - 9th & 10th grades

Requirements include: individualized academics and electives, college/career preparation or remediation for credit and GPA, foreign language, and leadership training. Leadership classes may include emotional intelligence, teen counseling, outdoor leadership training, local, national, or global community service, telecommunications skills, and a leadership role in advisory council. Each student must have a GPA of at least 2.5 to enter the next level or must take recovery classes to show academic success.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 1.0 Instructional Program

Senior High Family - 11th & 12th grades

Requirements include: individualized academics, college prep/ internship classes, foreign language, and leadership training. Leadership classes may include emotional intelligence, outdoor leadership training, telecommunication skills, and a college/ career readiness class. Each student must graduate with at least two college/ career classes, pass required New Mexico state mandated assessments, and complete a minimum of 24 credits. Taos Academy's College Link program allows students to attend high school and college simultaneously and graduate high school with college credit towards a degree.

The Scheduling Approach

Students at Taos Academy are required to attend campus two days a week. 5th - 8th graders attend on Mondays and Wednesdays, and 9th - 12th graders attend on Tuesdays and Thursdays. Students begin school at 8:00 am and stay until 4:00 pm. This creative scheduling allows for available classroom and computer lab space to be utilized both throughout the week and the school day.

Monday	Tuesday	Wednesday	Thursday	Friday
Academic / 21st Century Classes				Staff Meetings
Lunch				
5th/6th Academic Classes 7th/8th Enrichment Classes	9th/10th Enrichment Classes 11th/12th Academic Classes	7th/8th Enrichment Classes 5th/6th Academic Classes	9th/10th Academic Classes 11th/12th Enrichment Classes	
Electives				

: typical week schedule at Taos Academy

Note: Students are also scheduled to attend school for 5 days a year for ski/ snowboard club or for an alternative PE activity.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 1.0 Instructional Program

Special Curricular Needs

Students have the opportunity to come to campus and use the computer lab facilities on weekdays they do not have scheduled classes and in the evenings. This gives students access to facilities for extended hours and the opportunity to have additional tutoring and 1 - on- 1 attention if they desire. This is part of Taos Academy's 'Student Success Contract,' which assists students who are behind in their academics. On weekdays when students do not have scheduled classes, the tutoring lab is available from 8:00 am until 12:00 pm. Computer Lab 4 is dedicated to tutoring from 8:00 am until 12:00 pm. It is necessary for the campus to have a small computer lab that can be easily monitored by staff members to meet this extended hour need. Additionally, 11th and 12th grade students have the opportunity to participate in Taos Academy's College Link program, which allows students to attend high school and college simultaneously. Students enrolled in college classes must schedule their high school classes to accommodate their university schedule. A dedicated computer lab is needed for the College Link students so that their various schedules can be monitored by Taos Academy staff. Computer Lab 5 is dedicated to College Link students 8:00 am until 4:00 pm, Monday through Thursday to meet their unique needs.

Extracurricular Needs

Taos Academy currently partners with many local businesses and non-profit organizations to engage students in the community. This enrichment further utilizes resources needed to maximize student potential for success and provides students with experiences in different learning environments. During the past nine years, Taos Academy has been developing the STEM+Art Institute. The STEM+Art Institute instructs middle and high school students in STEM (Science, Technology, Engineering, and Math) and art concepts through project-based activities. High school students have the opportunity to gain marketable skills and dual credit. The goal of the STEM+Arts Institute is to engage all students in rigorous coursework designed to increase graduation rates and enrollment in post-secondary universities and programs, building career pathways from middle school through college. Our SMART Lab, Media Arts/ Engineering lab, Life Skills classroom, and STEM+Arts Institute classrooms are used for these learning opportunities from 8:00 pm until 4:00 pm.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 1.0 Instructional Program

Beginning with the 2011 - 2012 school year, Taos Academy instigated the GROW program, Growing Renewable Options for the World. GROW project classes teach adaptive approaches to sustainable food production and nutrition utilizing our solar powered growing dome, local farms, and partners. We offer this curriculum through our Leadership classes and as part of the STEM+Arts Institute. Students are working with local partners to study soil preparation, composting, planting, plant rotation, harvesting, healthy food production. One third of the produce is shared with the Taos Academy community, one third is shared with partners, and one third is shared with local food banks. High school students may choose a career pathway in agriculture designed to lead into college classes and/or internships in the community. The growing dome, the Life Skills classroom, and the STEM+Arts Institute classroom are used for this program. Additionally, students choosing a green energy engineering career pathway, related to the GROW program will utilize the Media Arts/Engineering Lab.

Some developing partnerships include:

ON CAMPUS

(These organizations come to our school to share their skills with our staff and students or support our programs.)

[UNM Taos](#) offers dual credit for Taos Academy's STEM + Arts classes

[Los Alamos National Laboratory Foundation](#) funding STEM+ Arts Program

[Taos Center for the Arts](#) funding for STEM+Arts program

[Taos Heritage Farm](#) greenhouse development

[Rocky Mountain Youth Corps](#) youth resiliency

[Local Artists](#) developing STEM+ Arts classes (STEM = Science, Technology, Engineering, and Math)

[Local Gardeners](#) volunteer for greenhouse

[Paseo Project](#) implementation of technology/art workshops for STEM+ Arts program

[Community Wellness and Teambuilder's Inc.](#) - counseling services

[School Tech Solutions](#) internships in technology

[Taos Community Foundation](#) funding for the GROW program and ski program

[Intel](#) – funding for equipment for digital media arts lab

[Big Brothers Big Sisters](#) student internships

[Century Link](#) funding for Digital Media Arts Lab equipment

[Farm to Table](#) funding for the GROW program

[Chevron Grants for Good](#) funding for the STEM+Arts program

[Stadz Records, Inc.](#) Music Program

[Razor Sharp Productions](#) - digital media internships

[Various Chefs](#) culinary arts program

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 1.0 Instructional Program

OFF CAMPUS

(Taos Academy currently shares facilities with these businesses in order to fulfill our educational program needs.)

UNM Taos- dual credit classes

Bridges Project for Education - college preparation counseling

FITaos- outdoor education programming

Town of Taos and Taos Youth and Family Center – swimming and skating

Taos Ski Valley- skiing, snowboarding and hiking

High Altitude Athletics Fitness Center – fitness and yoga classes

Gutters Bowling - field trips and winter activity days

Taos Municipal Schools and Town of Taos – Eco- Park

The Roc Pit – disc golf

Aura Fitness - yoga classes

Rocky Mountain Youth Corps- ropes challenge course ; shared spaces for evacuation drills and educational programs .

Taos Heritage Farm - GROW program curriculum

Holy Cross Hospital student internships

Harwood Museum student internships and student art show

Taos Center for the Arts space for concerts and performances

Cici's Cafe - student art shows

PPC Solar internships in office work or green energy for students

Taos Academy currently houses the largest state of the art computer lab in the town of Taos. The Academy intends to share this amenity to benefit the greater Taos community during evenings in the near future. By offering all community members access to opportunities presented by technology, Taos Academy will link community members with the information they need to be comfortable and skilled with developing computer technologies of business and professional life.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 2.0 Student Enrollment

Student Enrollment

Current Year and Projected Enrollment

Taos Academy's Charter is for a total of 250 students. 240 students are currently enrolled for the 2019-2020 school year. We expect to reach our capacity of 250 students in the 2020 -2021 school year. Taos Academy plans to increase enrollment to 300 in the 2021-2022 school year.

Class Loading Requirements

Unique Curriculum, Unique Space

There are various learning approaches at Taos Academy, and therefore there are various types of classrooms and class sizes. Class Loading is dependent on the type of class being conducted. Outlined below are the classroom types required by the TA curriculum.

Computer Labs

The computer labs are used by all students for their academic classes, which are completed and evaluated digitally. These classes are the core of the student curriculum, with all other classes supporting the work that happens in the computer lab. The computer workstations become personal study stations and a place for students to receive one- on- one help from roaming teachers. An ideal size of a classroom for 1 teacher monitor is 20 - 24 workstations.

Lecture Classrooms

The lecture rooms are used for traditional lecture- style instruction, as well as for Enrichment and Leadership curriculum. These classes typically have 15 - 20 students. The rooms should be adaptable for different activities.

Tutoring Lab

The Tutoring Lab is a smaller computer lab where teachers can conduct small group lessons. 1 - on- 1 tutoring can take place with a roaming teacher and students at individual workstations. This lab should have 8 - 12 workstations.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 2.0 Student Enrollment

Smart Lab

The Smart Lab is a specialty classroom where students work in small groups to complete engineering, science, art, and math projects. The projects are experiential, experimental and require specialized equipment. This class is a requirement for all middle school students and required for graduating high school at Taos Academy. This lab needs a large amount of table workspace and floor space for testing ideas, projects, and experiments. This Lab should be for 15 - 20 students.

Science Lab

The science lab is a science classroom where students can conduct experiments. This classroom should have 4 - 6 workstations. It should have locking cabinets to store materials and specialized equipment. This lab needs a large amount of table workspace and floor space for testing ideas, projects, and experiments.

Student Success Labs

The Student Success Labs are computer labs where students have the opportunity to come to campus and use the computer lab facilities on weekdays they do not have scheduled classes and in the evenings. 1 - on- 1 tutoring can take place with a roaming teacher and students at individual workstations. This lab should have 18 - 24 workstations in each lab.

College Link Lab

The College Link Lab is a computer lab where students attending college classes may schedule their required academic time at Taos Academy . 1 - on- 1 tutoring can take place with a roaming teacher and students at individual workstations. This lab should have 18 - 24 workstations.

Media Arts/ Engineering Lab

The Media Arts/ Engineering Lab is an extension of the SMART Lab and is necessary for the STEM+Arts Institute career pathway program and aspects of the GROW program . It is a specialty classroom where students work on projects that are experiential, experimental and require specialized equipment. This lab needs a large amount of table workspace and floor space for testing ideas, projects, and experiments. This Lab should be for 15 - 20 students.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 2.0 Student Enrollment

STEM Institute Classrooms

The STEM+Arts Institute classrooms are for traditional lecture- style instruction, as well as for Engineering, Math and Business/ Entrepreneur curriculum. The GROW program utilizes this space as well. These classes typically have 15 - 20 students. The rooms should be adaptable for different activities.

Life Skills Classroom

The Life Skills classroom is a specialty classroom where students learn skills necessary for personal, development, workforce development, and wellness. Classes will include, but not limited to Culinary Arts, Nutrition and Wellness, Business, and Career Development. This space should include a stove/ oven, countertop space, a sink, and a large amount of table workspace for 10 - 15 students.

The Growing Dome

The Growing Dome is a solar powered greenhouse used in the GROW program. It is utilized by 5 - 10 students at a time to learn agricultural concepts, aquaculture, and green energy use.

Art Lab

The Art Lab is a specialty room for art instruction and should include storage space for materials, table and floor workspace for projects and access to a utility sink.

Music Lab

The Music Lab is a specialty classroom for music instruction and should include storage and sufficient electrical outlets for music instruments.

Classroom Type	#of Students to Accommodate
Computer Labs	20-25 students in each lab
Lecture Classrooms	15-20 students in each room
Tutoring Lab	8-12 students
SMART Lab	15-20 students
Science Lab	10-15 students
Student Success Labs	18-24 students in each lab
College Link Lab	18-24 students
Media Art/Engineer Center	10-15 students
STEM Institute Classrooms	15-20 students in each room
Life Skills Classroom	15-20 students in each room
Growing Dome	5-10 students
Music Lab	10-15 students
Art Lab	10-15 students

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 3.0 Facility Goals

Facility Goals & Concepts

Taos Academy incorporates a great deal of digital instruction and therefore computer labs are very important to the success of the facility. Having comfortable environments for the individual students to work on their assignments is key to the success of their digital instruction. In addition, Taos Academy recognizes that the time spent at school with peers is important for emotional and social development. The traditional classroom environment, student commons, and outdoor education spaces are very important in providing an environment where this social interaction can take place.

Because of the dual-instruction of the school, flexibility of space becomes very important. The same facility will be used one day for students in grades 5 - 8 and the next day for students in grades 9 - 12. Spaces should be designed to the highest standard to accommodate both age groups. Flexibility of space also comes into play when supporting Taos Academy's belief that each student learns differently and specific facility spaces are needed to support this individualized learning. This means that at Taos Academy, instruction and instructional spaces come in all shapes, sizes, and configurations. Providing a variety of learning environments gives each student an opportunity to learn in his chosen way.

Taos Academy also believes that community involvement and partnership is essential to child development. Taos Academy will open its doors to the community on selected evenings and weekends as a way to encourage this community interaction.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 4.0 Space Requirements

Projected Space Requirements for 5 - Year Facility:

Taos Academy increased enrollment from 200 students to 250 students when it was re-chartered in 2014. The school plans to increase enrollment again for the 2021-2022 school year to 300 students. While the current facility accommodates the current enrollment, it will become inadequate with additional students. The following chart is a projection of necessary spaces in order to accommodate the charter capacity of 300 students.

Notes:

Computer Labs 1, 2, and 3 are the same size, 800 nsf each for a total of 2,400.

Classroom sizes are based on PSFA standards of a minimum of 28 nsf per student.

Teacher offices are based on 100 nsf per staff member.

Science Lab classroom, SMART Lab classroom, Music classroom, and Art classroom are based on the layout of work stations.

A tare of 30% is used, per PSFA standards.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 4.0 Space Requirements

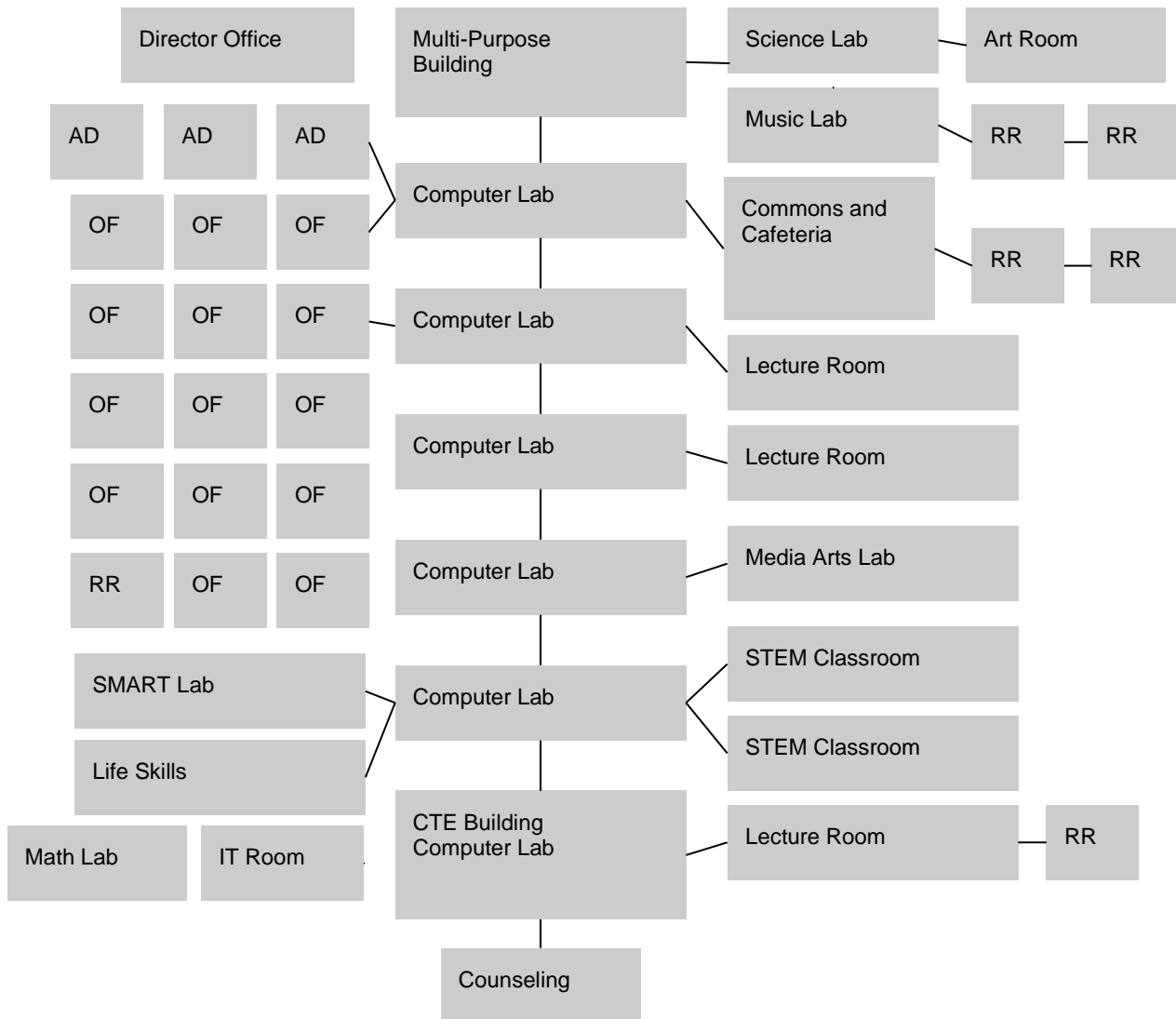
CLASSROOMS	
Computer Labs 1, 2, and 3 (22 work stations in each lab - 800 sf each)	2,400
Computer Lab 4 (SSL) (40 work stations)	1,400
Computer Lab 5 and 6 (College Link) (Career Tech Ed) x 2 buildings	1,800
Lecture Classrooms 1, 2 and 3 (15-20 students in each) (500 sf each)	1,500
SMART Lab (18-20 Students)	780
Media Arts/Engineering (15-18 students)	600
Art Classroom (15-18 students)	600
Music Classroom (15-18 students)	650
Science Lab (15-20 students)	600
Tutoring/Math Lab (8-10 students)	300
Life Skills Room (18-20 students)	800
STEM classrooms 1 and 2(15-20 students in each) (750 sf each)	1,500
STUDENT SUPPORT	
Student Commons/Cafeteria/Indoor Activities	960
Outdoor Recreation Space	1 acre
Multi-purpose Building (not including classrooms and restrooms)	6,350
OFFICES	
Director's Office	300
Administrative Office 1	200
Administrative Office 2	200
Administrative Office 3	200
Teacher Offices (14 offices x 100sf each)	1,400
SPECIALTY OFFICES	
Counseling Room	300
Server/IT Office	300
STAFF SUPPORT	
Staff Kitchen	75
RESTROOMS	
Men's Bathrooms (3 stalls required) x 2 buildings	400
Women's Bathrooms (3 stalls required) x 2 buildings	450
Staff Bathroom (75sq ft each) x 2 buildings	150
ADA Bathrooms 1/bldg. - 3 total	250
Total Net sf:	24,465
30% Tare sf:	7,340
Total Gross sf:	31,805

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 4.0 Program Diagram

Spatial Relationships

At Taos Academy the students complete their interactive digital curriculum in the computer labs. These education spaces are the center of the school, and all other academic spaces support the work that happens in the labs.



Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 4.0 Facility Utilization

Classroom Utilization

The following chart projects the 5 - Year Facility classrooms, labs, and academic spaces and the times in which they will be used throughout the day. This schedule supports an enrollment of 300 students.

* chart*- Current Utilization chart

Notes:

** Computer Lab 4 will be used for students coming to Taos Academy on non-scheduled days for additional tutoring from 8:00 am- 12:00 pm. These spaces will be used for Extra- Curricular and Enrichment from 1:00 pm - 3:00 pm.*

Computer Lab 5 will be used for the College Link students Monday-Thursday 8:00-4:00 and on Fridays for math tutoring from 8:00 am to 12:00 pm.

- Groups of students rotate through Academic, 21 st Century, and Enrichment Settings.

- Enrichment classes include (but are not limited to) math, literacy, science, and business.

- Elective classes include Physical Education, Reproductive Health, and courses determined by the expertise of staff.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 4.0 Facility Utilization

Capacity and Efficiency

Through creative scheduling, Taos Academy is able to use their current facility to maximum capacity at all times. This efficient use of limited space allows the school to keep overhead low. However, the full utilization of the facility does not allow any overflow space during the school day for special activities nor does it allow for smaller work groups to divide up between classrooms.

Space Recommendation Support

The space recommendation in this document takes into consideration the current use of Taos Academy and projects an adequate facility for full charter enrollment of 300 students. Most of the spaces included are already existing at Taos Academy, and are recommended in larger quantities to accommodate increased enrollment. Additional recommended spaces such as a Career and Technology Lab, additional lecture room and offices are recommended to allow for overflow.

The recommendations in this report are conservative and allow for the necessary facilities for Taos Academy to function as a 21st Century school.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 5.0 Space Characteristics

Classroom Spaces

Computer Lab

The layout of the computer labs should be carefully considered so that each workstation has adequate space and that circulation throughout the space is fluid. Adequate access to electrical outlets and phone jacks must be provided to allow for flexibility of space. The temperature control of the computer lab should be independent to accommodate the heat that is created by the computers. Windows must provide shade devices and artificial lights must be on dimmers. A Smart Board should be included in the room for lecture style instruction. A large work table should be included.



Existing SMART Lab showing group workstations.

Lecture Classrooms

The lecture classrooms should include white boards, tack boards, and a Smart Board. Large work tables and wireless internet are required. A storage area for instructional material is mandatory.

Tutoring Lab

The tutoring lab should include all the amenities of a computer lab, simply on a smaller scale.

Smart Lab

The Smart Lab is a specialty classroom with special workstations. Additional storage is necessary for the project equipment. Each group workstation contains 3 computer stations and a large layout/work space. Extra floor space for testing projects and experiments is also necessary.

Media Arts/ Engineering Lab

The Media Arts/ Engineering Lab is a specialty classroom with special workstations. Additional storage is necessary for the project equipment. A large layout/work space is required for creating music and film sets and for constructing engineering projects. Extra floor space lighting and cameras is also necessary.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 5.0 Space Characteristics

Student Success Lab

The Student Success Lab is used by all students for academic classes, which are completed online. This computer lab must have adequate work space and access to electrical outlets and internet service.

Temperature control should accommodate heat generated by the computers. A large work table should be included for small group work and extracurricular activities.

College Link Lab

The College Link Lab is a computer lab that is used for students to complete their academic work online. It must have adequate workspace and access to electrical outlets and internet service. Temperature control should accommodate heat generated by the computers. This lab must be separated from the main computer lab in the school because students come and go throughout the day. Students schedule their Taos Academy academic work time around the university classes they are taking. Therefore, student schedules vary. By separating this space, the rest of the high school students are not distracted and the College Link students can be monitored.

Science Lab

The science lab is a shared facility for all science disciplines. Secure storage is mandatory, in order to keep dangerous materials stored safely. The facility must be flexible, in order to allow students to work in teams. The facility must also follow all federal and state requirements, and include amenities such as an eyewash station, special ventilation, and emergency shut offs.

Music Classroom

The music classroom is a dedicated space to hold music class and to house Taos Academy's extensive collection of musical instruments. The space should have adequate storage for guitars, keyboards, drums, and a piano. It should have plenty of outlets for electronic equipment, a screen such as a smartboard or TV with internet connection and projection capabilities, and good acoustics.

Art Classroom

The art classroom is a space to hold art class as well as additional classroom overflow. It should have storage for supplies, large tables and a floor that are easily cleaned. It must have a utility sink, internet connection, and a way to project images.

STEM+Art Institute Classrooms

A lecture classroom is needed for instructional sessions in the STEM+Art Institute. It should include white boards, tack boards, and a Smart Board. Large work tables and wireless internet are required. A storage area for instruction material is mandatory.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 5.0 Space Characteristics

Life Skills Classroom

The Life Skills classroom incorporates a kitchen for home economics and healthy living classes supported by the GROW program and sustainable living curriculum. Large work tables and wireless internet are required. A storage area for instructional material is mandatory. A stove/ oven, a refrigerator, cabinets, and utility sinks are needed to support non- technical STEM programming. All federal and state requirements for equipment will be met.

Growing Dome

The Growing Dome/Greenhouse is a solar-powered dome designed to accommodate small class sizes specific to the GROW program and the STEM+Art Institute courses. Students participating in the GROW program learn about sustainable agriculture, local traditions, permaculture, and nutrition. This space requires planting beds, a water source, storage for gardening tools, and a central meeting space for students and instructors.



* Note: All classroom types should include a wall clock, an intercom system and a phone line. All classrooms should have access to wireless internet as well as other appropriate technological infrastructure. A teacher workspace is required in each classroom.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 5.0 Space Characteristics

Student Support Spaces

Student Commons/ Cafeteria/ Indoor Activities

The commons space is a large space and should be flexible to allow for group meetings, large class activities, and demonstrations. This space should be central in the layout of the school and have multiple storage locations for indoor activities and games.

Counseling Room

The counseling room is an office space ideal for up to 4 people. This space should be somewhat private, so that students will not see other students coming and going from the counselor.

Multipurpose Building

This space is the largest space in the school and should be flexible to allow for large meetings of the entire student and parent body for school events such as dances, fundraisers, performances, graduation, and sports. The space should be able to accommodate at least 450 seated guests for school events. It should have multiple storage locations and its own restrooms. The Art classroom and Music classroom are in this building as well (see characteristics for these spaces below). The large space should be well ventilated and well lit. There should be a stage for performances, a projector in the ceiling, a large screen, and basketball hoops on each end of the space.

Outdoor Recreation Area

The outdoor recreation area should include basketball courts, swings, climbing structure, a field, and a track. As part of Taos Academy's fitness program, all students and staff walk 20 minutes daily. A track is needed for this physical exercise. Swings and climbing structures are needed for our middle school students, and basketball for our high school students. The field is needed for our PE program.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 6.0 Project Budget

Estimate of Probable Costs

The current facility for Taos Academy is under a lease-purchase contract. The following table projects the cost of construction for a new facility for Taos Academy that meets their five year needs.

Proposed Net sf for Taos Academy five year facility (300 students)	24,465 nsf
+ 30 % tare percentage	31,805 gsf
Proposed (unbuilt)	2,400 gsf

Proposed (unbuilt) conversion to cubic feet (per PSFA standard of 15/cf/sf for classrooms and 18cf/sf for higher clearance spaces)	PROPOSED = 85,503 cf (standard) & 43,200 cf (including proposed CTE Building)
Maximum cost of \$8.60/cf for proposed facilities	\$371,520
Cost of Land	\$1,000,000
Site Improvements	\$300,000
Total Cost of Proposed Facilities	\$1,671,520

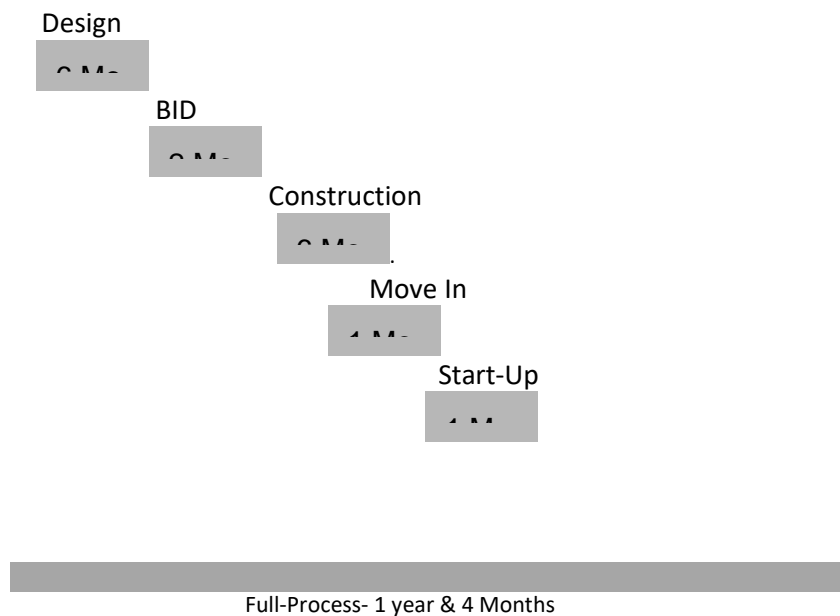
Taos Academy Ed. Spec. & 5 Year Facility Master Plan

Ed. Spec. / 6.0 Project Budget

Project Cost Estimating and Delivery Schedule

Cost Estimating is based on price per sf and the architect estimates a strict and tight budget for a new school facility to be priced at \$150/sf for construction in Northern New Mexico. This estimate is based on previous school work in Taos County, and is considered to be a very conservative estimate. This estimate puts the 2,400 gsf facility at a cost of \$360,000, which is 5% above the estimate based on PSFA standards of \$8.60 / cubic foot (refer to chart on previous page). The cost of land is \$1,000,000, plus an additional \$1,100,000 for the existing buildings, totaling \$2,100,000 . As of June 30, the remaining balance on the lease-purchase contract is \$2,010,888.

The following project delivery chart assumes construction of a new facility, and includes time estimates for purchase of land and completion of land use approval.



Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / Table of Contents

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Appendix A: Technology Plan

Tab labeled 'Technology Plan' contains the full technology plan for Taos Academy.

Appendix B: Adoption of FMP/ Ed Spec

Amendment # 1 , Meeting Minutes Tab

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 1.1 Goals & Process

Taos Academy's Educational Program

Taos Academy is a state funded charter school that serves 5-12 grade students with a unique curriculum for 21st century learning. The teaching approach at Taos Academy offers a combination of direct and digital instruction with experimental curriculum to create a holistic learning environment. This method of instruction allows each student's academic and emotional needs to be fulfilled.

Digital curriculum allows students to work at their own ability level and at their own pace. The curriculum also provides for acceleration or remediation as needed. A student is able to work on modules for remediation instead of repeating a grade level or material he/ she has mastered. A gifted student is able to take advanced courses to prepare for college - level classes while in high school. Taos Academy is able to offer classes that may not be available to strictly traditional schools. With the digital curriculum, teachers have full access to information about every aspect of a student's learning. Teachers are able to use quality data immediately to design or modify instruction that meets a student's individual needs.

Taos Academy includes traditional direct instruction as well, because of the importance of positive student/ teacher relationships. Concepts can be communicated face-to-face that may not be translated as clearly digitally. Digital instruction is a way to support each student's learning to ensure success and to provide opportunities for socialization. Because one of Taos Academy's goals is to give students leadership skills and prepare them for the 21st century, this socialization is imperative. Our leadership courses and extracurricular activities enrich students' learning experiences by providing them opportunities to communicate and collaborate with one another and school staff.

Taos Academy's Strategies for Student Success

Taos Academy promotes and supports educational excellence regardless of student ability. Taos Academy staff interviews each student upon entry. The purpose of the interview is to review academic records and needs of the student, assess student ability level, and inform the parents and students about Taos Academy's offerings and requirements. Using a data - driven process, Taos Academy develops an individual learning program for each student according to his/ her needs and learning goals. This process ensures the appropriate placement needed for students to be successful learners. To provide support of educational excellence, administrators assign a staff mentor to each student. Community connections for student and parent participation opportunities are also discussed

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 1.1 Goals & Process

where appropriate. Each student receives an individualized schedule for all classes, both digital and on-campus.

Taos Academy is dedicated to providing a high academic standard while meeting each student's social/ emotional needs. Taos Academy blends traditional classroom teaching methods with the latest technological advances, allowing students to benefit from both group and one - to - one approaches. After a thorough assessment, staff places students appropriately according to academic need. Placing students according to present performance levels ensures student success by building on their individual knowledge base rather than grade level. The school provides academic classes to students in a highly interactive digital format with the flexibility of anytime, anywhere learning. After students begin digital studies, their staff mentor monitors all academic activities through a web - based program. The staff mentor has access to all daily academic activity and is able to track time spent on assignments, view scores of individual lessons and quizzes, and determine areas of weakness. Mentor and student are able to communicate using state - of- the- art web- based communications with the capability for audio, visual, and written communication, or live face-to-face communication in a traditional manner. Students have access to tutoring and instruction on a daily basis to ensure academic success.

Students are required to successfully complete leadership training and enrichment classes along with their academic expectations. Leadership training programs include, but are not limited to, classes in emotional intelligence , advisory groups, outdoor education, and service learning projects. Enrichment classes include, but are not limited to writing workshops, art, music, SMART Labs, and development of technology skills. Instructional methods include, but are not limited to direct instruction, guided teaching, and a constructivist approach (inquiry, analysis, synthesis, etc). Students attend these classes on campus on a regular basis, depending on their individual plan. Staff mentors monitor student growth in these areas.

To further ensure excellence at Taos Academy, students are required to show adequate yearly growth in literacy and mathematics, a minimum GPA of 2.5 for grade advancement, concurrent enrollment for 8th and 12th - grade students to earn high school or college credit respectively, and foreign language instruction. Taos Academy believes that our focus on academic excellence, rooted in 21st century learning skills and the development of strong leadership skills, prepares all Taos Academy students to become independent, lifelong learners who will be confident and successful in their endeavors.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 1.1 Goals

Using meaningful assessments to drive instructional design, students receive personalized and individual attention to meeting learning goals. Student growth is measured through digital reports, standardized short-cycle assessments, standardized state testing, as well as other content specific assessments such as literacy levels, technology skills, etc. Teachers monitor student progress daily and meet with students a minimum of once a week to review academic plans and collaborate on school and academic issues. All coursework is aligned with New Mexico content standards and benchmarks and performance standards. All Taos Academy teachers are New Mexico certified and highly qualified for the areas they teach.

Community Involvement

Taos Academy is committed to community involvement because cultivating a sense of belonging in the community is an important part of education. We use a host of community resources to support students in achieving academic excellence and leadership skills. The following paragraphs describe the alternative methods used to deliver required services to Taos Academy students.

Off Campus Alternative Methods

Our partnership with UNM Taos provides dual credit courses to Taos Academy 11th and 12th grade students on the UNM Taos campus as part of our College Link Program. Parents and students at Taos Academy utilize post secondary planning services of Bridges Project for Education. Bridges staff members come to the Taos Academy campus to inform students about their options and the importance of planning. Further counseling is done at Bridge's offices.

Taos Academy's Leadership elective class is required for graduation. It encompasses three elements – social/ emotional curriculum, outdoor education, and service learning. The majority of the Leadership class takes place on campus. Some of the components require off - campus activities as part of the curriculum. Our partnership with FIT Taos, a non- profit organization, provides outdoor education opportunities throughout the school year. Wilderness trips take place off campus and Taos Academy families arrange their own transportation. Families are also responsible for getting students to their service learning projects when they occur off- campus.

As part of Taos Academy's " Activity week", usually during the months of January and February, students choose to participate in an approved activity in the community. Students may participate in Taos Academy's ski/ snowboarding program at Taos Ski Valley. Students may also receive credit for classes taken at the High Altitude Athletics Fitness Center or swimming/ skating at Taos Youth and Family Center.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 1.1 Goals

Taos Academy utilizes several facilities within walking distance of the school to address its curricular needs. Taos Municipal Schools' and Town of Taos' Eco- Park and The Roc Pit Disc Golf Course are used as part of our physical education program. Rocky Mountain Youth Corps' ropes challenge course is incorporated into part of our outdoor education program. Taos Heritage Farm is an inherent part of Taos Academy's GROW program curriculum and the Taos County Economic Develop Corps (TCEDC) is used for the Culinary Arts program. KTAO radio station donates their performance hall once a semester to the Taos Academy music program for concerts.

On Campus Alternative Methods

On campus, Taos Academy partners with several non - profit organizations and local artists to offer our STEM+Art Institute curriculum as an elective class (See page 5 for a list of On Campus partners). Most of the classes which encompass STEM (science, technology, engineering, and math) concepts are offered to students on the days they are not scheduled to be on campus. This scheduling allows Taos Academy to efficiently utilize all spaces for a variety of purposes. Currently, lunchroom and lecture classrooms are used for a variety of STEM+Art Institute classes. Non- profit organizations, such as Los Alamos National Laboratory Foundation, Taos Community Foundation, Intel, and Taos Center for the Arts have helped provide funding for the program. Sube, Inc. a local business coordinated the inception of the program. Taos Academy is expanding the STEM+Art Institute to offer courses aligned with career pathways, including dual credit courses for high school students. Students have the opportunity to participate in internships in the community that relate to their chosen STEM career.

Also on campus, the existing greenhouse has inspired students in agricultural pursuits as well as entrepreneurship. Businesses and individuals are partnering with Taos Academy for renovation and maintenance of the greenhouse space. They are also partnering with businesses to utilize Taos Academy's computer and tutoring labs, its technology and infrastructure, its software and resources to offer education to adult learners in Taos. Taos Academy staff will supervise as Taos Academy students teach adult learners technology skills and resources needed in the business and professional job market.

Finally, Taos Academy plans to add extra - curricular activities such as chess, drama, dance, speech and debate which will require shared spaces on campus. Parents also actively contribute to the learning environment by volunteering to share their special skills and work cooperatively together in support of student learning needs. Taos Academy's Parent Advisory Council, composed of parents and community members, meets regularly on campus to discuss the needs of the school and make recommendations to the staff and director.

Process for Capital Planning and Decision Making

Taos Academy is governed by the Governing Council, who will act as a Board of Finance for the state-approved charter school. The Governing Council has a responsibility to ensure that Taos Academy operates in accordance with all applicable laws and regulations and complies with the Open Meetings Act (NMSA 1978.10.15) and meets its commitments to the PEC authorizer as reflected in its charter. In accordance with the 1999 Charter School Act, Taos Academy Governing Council will be held responsible for its fiscal performance.

The Governing Council is accountable for:

Fiscal Oversight

Compliance with all local, state, and federal law

Progress toward achievement of school goals

Strategic Planning

Policy development and review

Community partnerships

Hire and evaluate school administrator

Charter compliance

School facility funding

Public Relations

The Educational Director/ Principal will be directly accountable to the Governing Council for all school operations. The director, along with other leadership team members will be responsible for:

Financial Operations and academic reporting (fiscal reports include: revenues, expenditures, and balance sheet for the quarter)

State student reporting to STARS

Hiring, supervising, and evaluating all employees

School- wide inventory

Student and staff recruitments

Compliance with all state and federal laws and regulations pertaining to public schools

Developing and implementing strategic planning

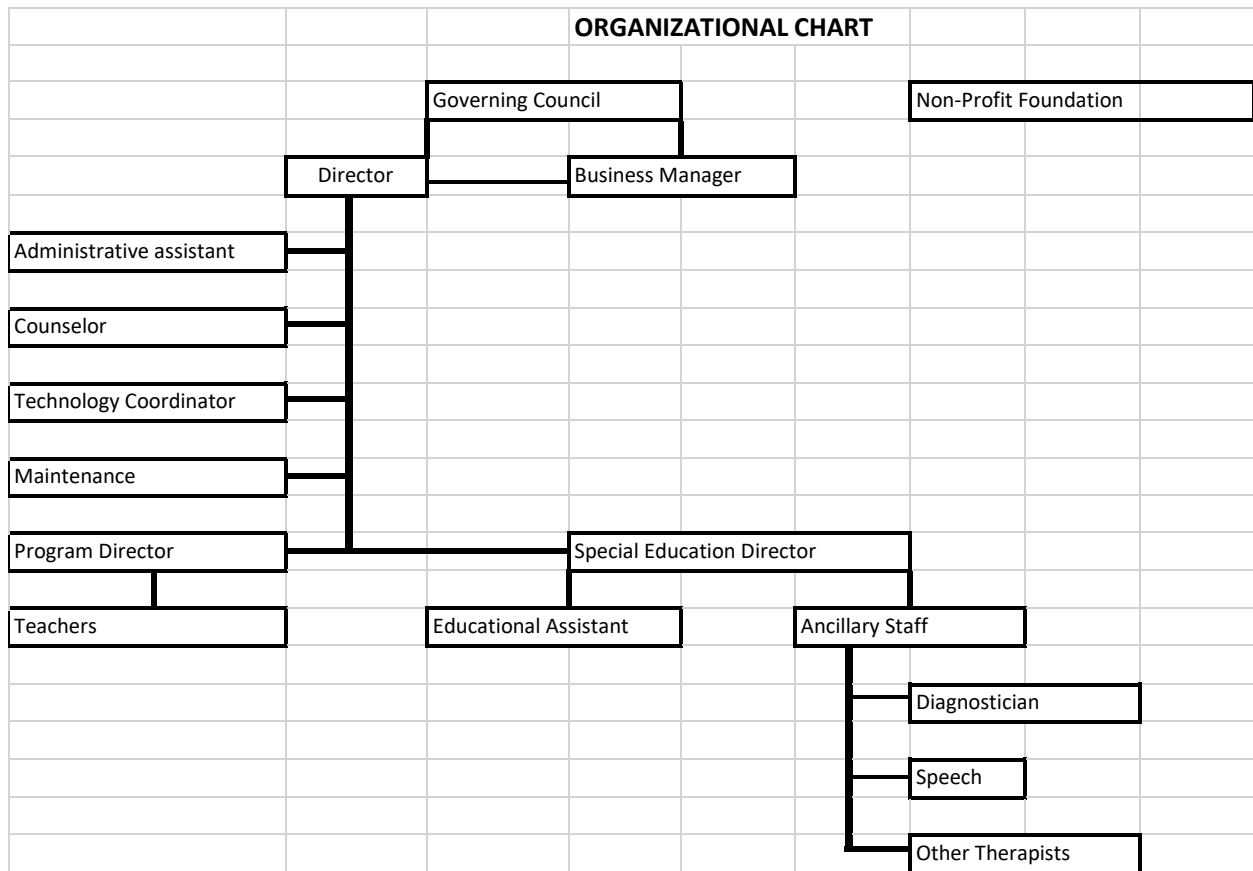
Ensuring student success and progress monitoring

Ensuring compliance to educational goals and objectives

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 1.2 Process

All Members of the Taos Academy learning community have an opportunity to participate in the advisory council, which meets monthly. Students, parents, teachers, and community members receive biannual satisfaction surveys to gather information. Increased enrollment, low dropout rates, and a high percentage of students continuing postsecondary schools or continuing in a workforce placement are measured to indicate achievement of the school's mission.



Staff, Student, and Community Input

Taos Academy Governing Council is committed to parental and community involvement to further utilize resources needed to maximize student potential for success. The governing council, educational director, and staff will be responsible for communicating school related news to parents and the community in a timely manner using newspaper, radio, e - mail, and web- site postings.

Staff, parents, and community members are welcome to be involved in the governance of the school. For individuals wanting to be on the governing council, vacancies are posted as stated above, and prospective applicants need to submit their name, a brief resume, and a short statement outlining their interests, goals, and objectives in serving on the governing council. A representative from the advisory council will attend the governing council meetings.

The advisory council is established for staff, students, and parents to participate in the decision making process for the school. The advisory council meets monthly to discuss any issues pertaining to Taos Academy's development. The advisory council also includes the Anti-Discrimination Equity Council Committee, established in January 2020. In addition, students, parents, teachers, and community members receive bi-annual satisfaction surveys to gather information about the success of and satisfaction with the school.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 1.3 Acronyms & Definitions

Acronyms and Definitions

CTE	Career & Technology Education
FMP	Facility Master Plan
GPA	Grade Point Average
PE	Physical Education
STEM	Science, Technology, Engineering, Math
SMART Board	A multi- media teaching tool (image on page 13) SMART
Lab	A state- of- the- art technology lab
TMS	Taos Municipal Schools
UNM	University of New Mexico

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.0 Existing & Projected Conditions

Type of School

Taos Academy is a state funded charter school for the state of New Mexico.

2.1.1 How Grade Levels are Configured

Taos Academy serves students in 5th-12th grade. Please see pages 3-4 of this document, outlining the 4 families of grade levels at Taos Academy.

2.1.2 Projected Changes in Programs that Impact the Facility

School Size

At the beginning of the 2014 school year, Taos Academy had 200 students enrolled. By 2016, the school increased its capacity to 250 students. The school had 240 students enrolled in the 2019-2020 school year and plans to increase its capacity to 300 students in the 2020-2021 school year. Yearly increases in student population has affected the number of staff, as well as the amount of classroom space needed at the facility.

Class Size

The size of classes at Taos Academy vary based on the curriculum being taught. When students are working 1 - on- 1 on digital curriculum, they work in large computer labs at individual workstations. Lecture classrooms are used for smaller classes, with 20 students maximum.

Grade Level Configuration

Taos Academy teaches 5th-12th graders. Taos Academy had its first graduating class in 2011 (7 students). Our second graduating class increased to 17 students and the third class was 26 students. The current graduating classes are 30-35 students. As grade sizes increase, more space will be necessary. In addition, we have created a dedicated space for 5th and 6th grade students in order to give these younger learners more support. They are encouraged to attend school four days per week to receive this support. As our overall student population increases, Taos Academy envisions having another dedicated space for grades 7 and 8 .

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.0 Existing & Projected Conditions

Extended Year Facilities

Taos Academy is not a year-round school, but it does offer extended year schooling. Taos Academy students have the opportunity to have an extended year schedule supporting the needs of a variety of learning goals. Students can work at their individual learning level and therefore can remediate or accelerate based on learning goals rather than grade levels. If students lack mastery in particular skill areas or need credit recovery, they will be able to make up those deficiencies without the stigma of “failure.” This opportunity makes necessary a room in which students are able to access computers and tutoring on days they are not scheduled to be in school or during the summer months. The plan is to expand in future years to include community access for professional development, technology workshops, credit recovery, as well as offering STEM+Art courses to the public. The STEM+Art Institute began offering summer courses to community students in 2012. Internships in related fields will take place on campus, particularly in the STEM+Art Institute Lab, in the Growing Dome, and in the permaculture courtyard.

2.1.3 Shared/ Joint Facilities

Information about Taos Academy’s Community Partnerships is located in the Community Involvement section. This section talks about Taos Academy’s Alternative Methods for meeting adequacy standards through the use of both Shared and Joint facilities.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.2 Site & Facility

2.2 Site and Facility

The following table summarizes the existing facility for Taos Academy, as of July 2020.

Facility Name	Taos Academy
State Identification #	510018001
Physical Address	110 Paseo del Canon West Taos, NM 87571
Date Chartered	10/31/2008
Date of Opening	8/17/2009
Dates of Additions	Greenhouse Dome – 8/2011
	Portable Building – 1/2012
	STEM Building – 6/2014
	Multipurpose Building - 7/2019
Owned or Leased	Owned
Building Area gsf (classrooms and student support)	18,158
Total GSF (all buildings)	27,492
Total site acreage	5.65 acres
Total permanent general classrooms	5
Total permanent specialty classrooms	8
Total portable classrooms	2
Total classrooms	15
Percentage of portable compared to permanent classrooms	40%
Total enrollment current year	240
Number of gross sf/student	75.6 gsf

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

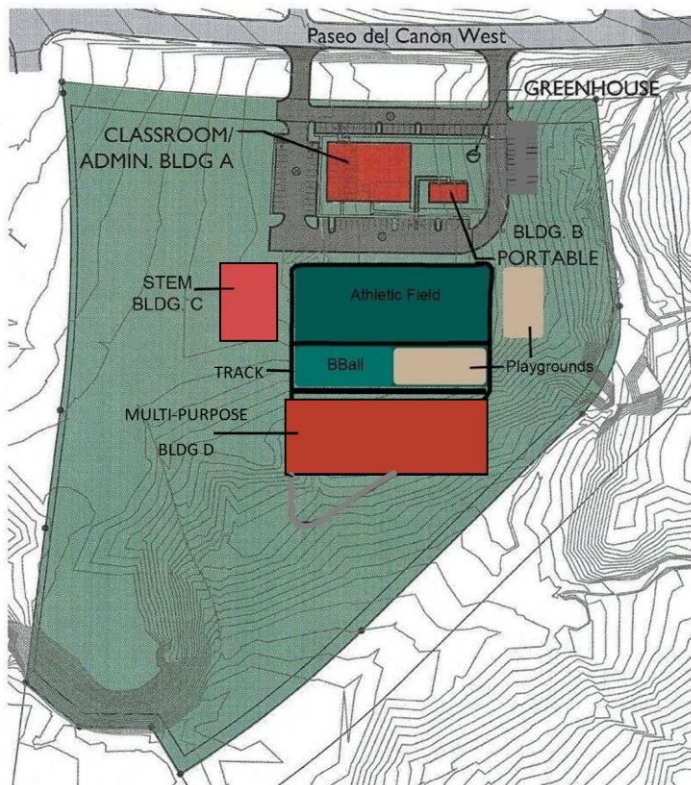
FMP / 2.2 Overview of Existing Conditions

Overview of Existing Conditions

Taos Academy currently occupies four buildings; two are leased to own (11,700 gsf and 8700 gfs), and two portable buildings owned by TACS (1,740 gsf and 5,040 gsf). These buildings are at 110 Paseo del Canon West, Taos, New Mexico. Building A is home to 90% of the computer labs, administrative spaces, teacher office spaces, College Link Program, the tutoring facility, and additional support spaces (see Building A existing floor plan on page 40) . Building B, SSL portable (Student Success Lab), contains two computer labs (see Building B existing floor plan on page 41) . Building C, STEM portable (Science, Technology, Engineering, Math), includes the SMART Lab, Digital Media Arts Lab, Life Skills classroom, two classrooms, and two offices (see Building C existing floor plan on page 42) . Building D is a multi-purpose building and houses the Music and Science classrooms, a lecture classroom, a special education ancillary staff meeting space, and a gym. (See page 43 for floor plan). These four buildings are located on a large 5.65 acres lot, which provides 130 parking spaces and a greenhouse. The western side of the property, in front of the STEM portable building is used for outdoor activities. (see existing site plan on this page). The 2019-2020 school year had 240 students attending the school, with an average of 120 students on site each day. Taos Academy plans to increase enrollment to 300 students.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.2 Overview of Existing Conditions



EXISTING SITE PLAN
SCALE: 1" = 200'

Current Site Of Taos Academy
5.65 acres.

Building A
11,700 gsf

Building B
SSL Lab Portable:
1,740 gsf

Building C
STEM Portable
5040 gsf

Building D
Multi-purpose
8700 gsf

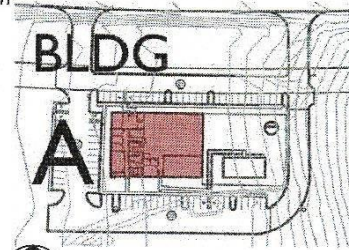
Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.2 Overview of Existing Conditions

Campus Inventory- Taos Academy			
Main Building			
Room #	Room Type	SF	# of students (28 nsf/ student)
I00	Reception	595	
I00A	Storage	92	
I00B	Counseling	92	
I01	Director's Office	330	
I02	Business	160	
I03	Special Ed.	160	5.7
I04	Tutoring	160	5.7
I05	College Link	570	20.4
I06	Storage	230	
I07	Lounge	74	
I07A	Staff Restroom	73	
I08	Men's RR	220	
I09	Women's RR	290	
I10	Student CPU lab	3150	112.5
I10A	Teacher's Office	64	

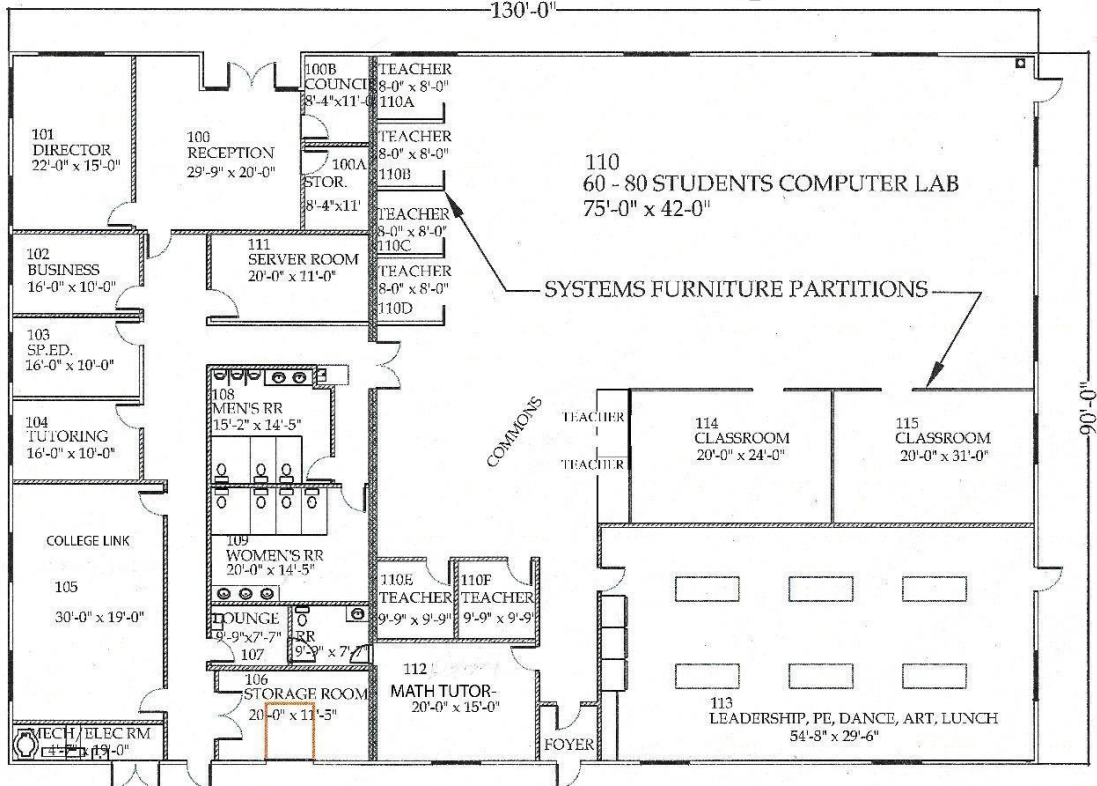
I10C	Teacher's Office	64	
I10D	Teacher's Office	64	
I10E	Teacher's Office	95	
I10F	Teacher's Office	95	
I11	Server Room	220	
I12	Math Tutoring Lab	300	10.7
I13	Multipurpose Room	1613	57.6
I14	Classroom	620	22.1
I15	Classroom	480	17.1
I16	Mechanical	86	
I10G	Teacher's Office	9961 nsf	
I10H	Teacher's Office	11700 gsf	

key plan



BUILDING A
GROSS SF: 11,700 SF
+ 312 FOR THE GREENHOUSE

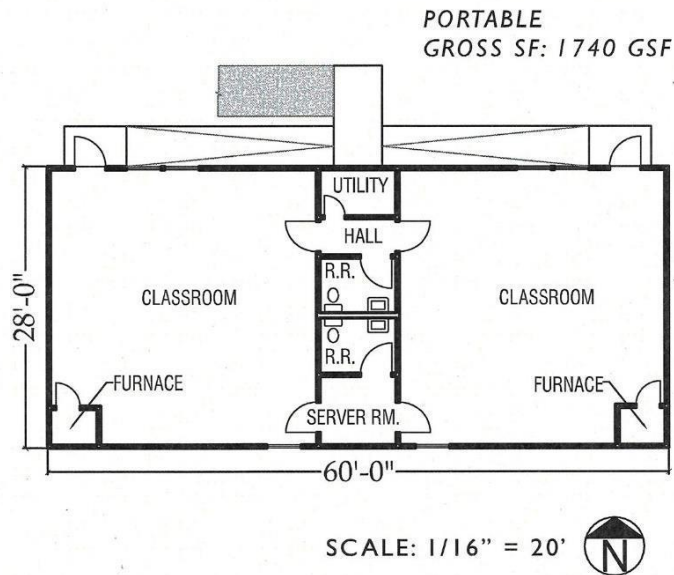
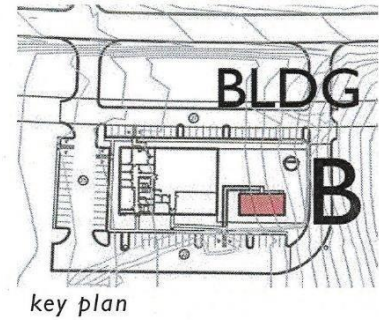
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Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.2 Overview of Existing Conditions

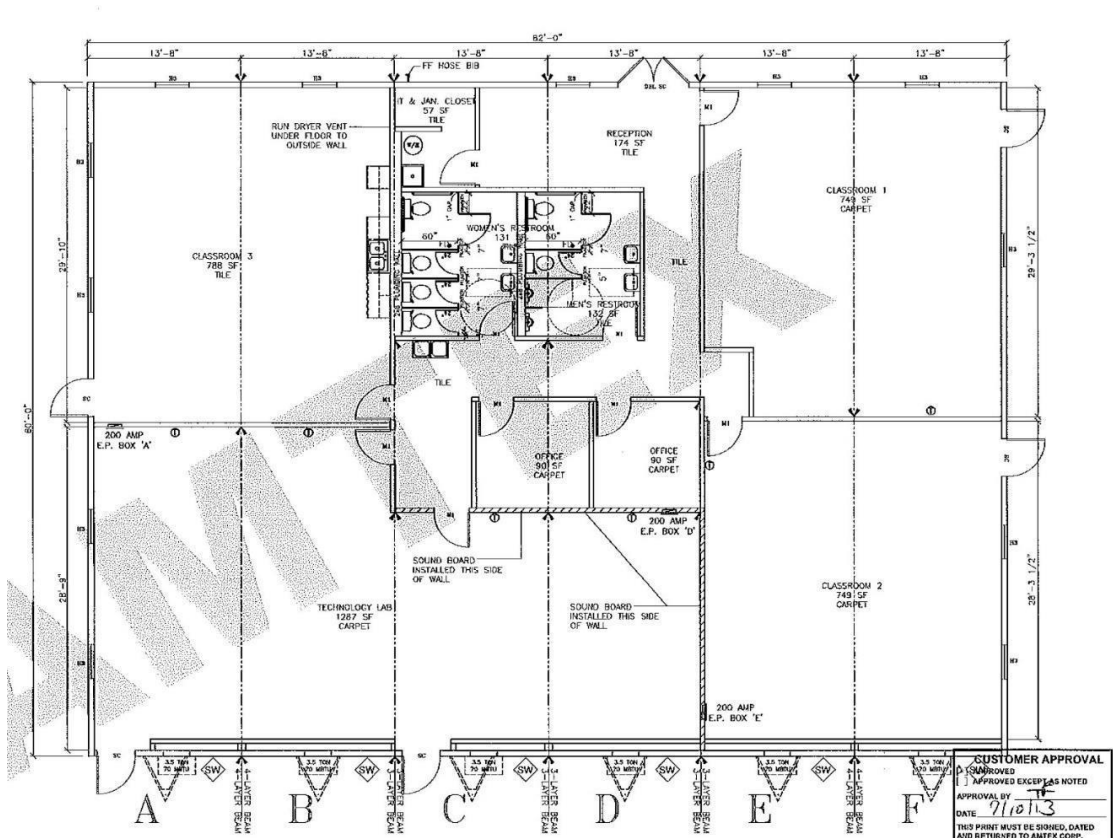
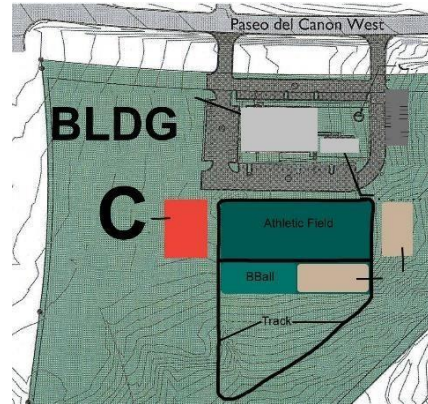
Portable			
Room #	Room Type	SF	# of students (28 nsf/ student)
201	CPU Lab	683	24.4
202	CPU Lab	683	24.4
203	Server	50	
204	Restroom	40	
205	Restroom	40	
206	Utility	33	
		1529 nsf	
		1740 gsf	



Taos Academy Ed. Spec. & 5 Year Facility Master Plan

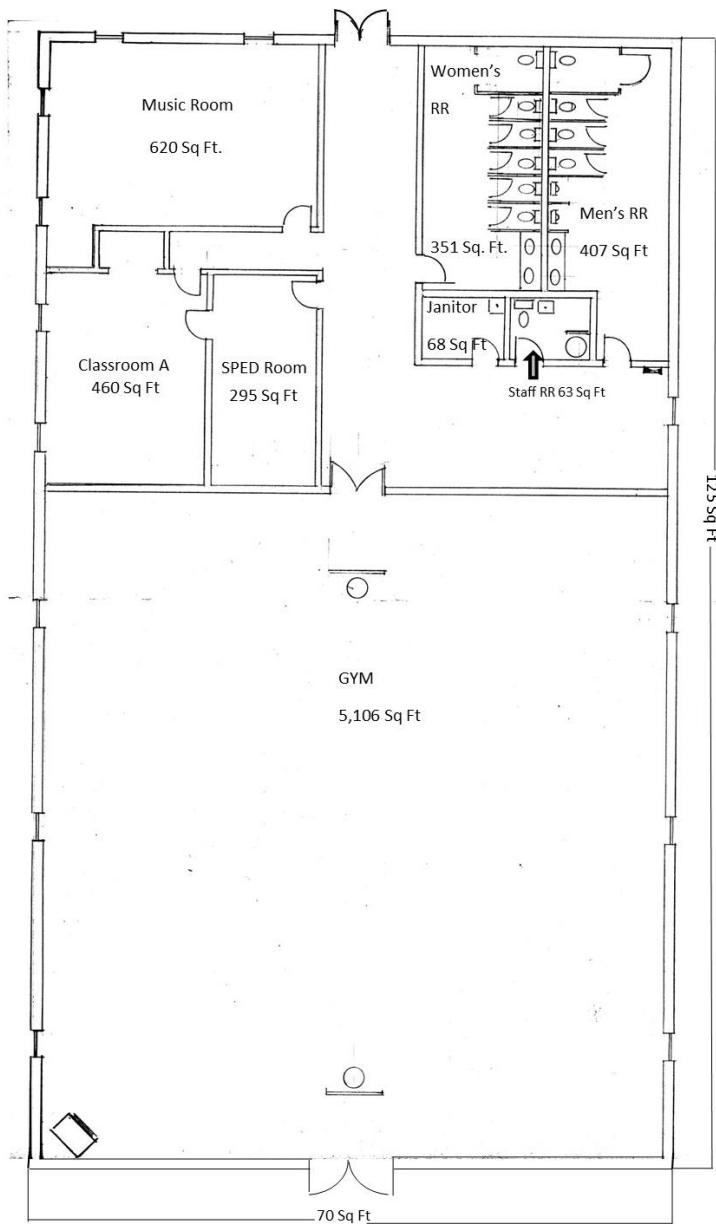
FMP / 2.2 Overview of Existing Conditions

STEM Building			
Room #	Room Type	SF	# of students (28 nsf/student)
1	Classroom	750	26
2	Classroom	750	26
3	SMART Lab	780	27
4	Media Lab	600	21
5	Life Skills	800	28.5
5	Office	90	
6	Office	90	
8	Restroom	131	
9	Restroom	132	
10	Utility	57	
		4180 nsf	
		5040 gsf	

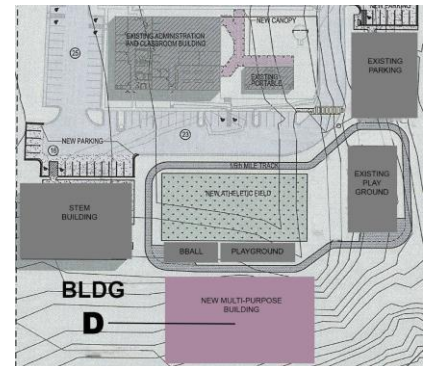


Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.2 Overview of Existing Conditions



Multipurpose Building		
Type	SF	# St / 28nsf
Class 1	550	20
Class 2	550	20
Class 3	550	20
Multi-Purpose	5,250	200
Restroom	240	
Restroom	240	
Total GSF 8,700		



Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.3 Growth Plan

Taos Academy Growth Plan

Taos Academy will grow in response to their approved charter. Although District growth is relevant, Taos Academy works on a lottery system of enrollment, which currently has a waiting list .

Student Growth

Taos Academy has enrolled an additional 20 - 30 students each year since its opening. The school fulfilled its original charter with 200 students in the 2013 - 2014 school year. In 2014 , Taos Academy re-chartered and increased enrollment to 250 students. The 2019 - 2020 school year currently has 240 students enrolled. It is projected that we will enroll 250 students in the 2020 - 2021 school year and increase enrollment in 2021-2022 to 300 students.

Staffing Growth

Taos Academy will adhere to the state regulations on teacher/ student ratio requirements of section 22 - 10A- 20 NMSA 1978 ; class loads.

Facility Growth

Taos Academy understands and will meet the requirements of 22 - 8B- 4 . 2 A NMSA 1978 ; educational occupancy standards. Facility space will increase accordingly along with growth in student enrollment as per state regulations.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.4 Utilization & Capacity

Current Classroom Utilization

The following chart shows the current classrooms, labs, and academic spaces and the times in which they are used throughout the day. This schedule supports an enrollment of 250 students.

*** charts* - attached separately from Taos Academy**

** Note: Computer Lab 4 is used by students who need extra lab time for their academic classes. The space is available, first come first serve, on non-campus days for each student. On Mondays & Wednesdays, this space is available for 9th - 12th graders from 8:00-12:00. Computer Lab 5 is used by 11th and 12th grade students in the College Link program for their required academic time at Taos Academy. This lab is available from 8 am to 4 pm Monday through Thursday.*

- This schedule is for Mondays & Wednesdays. A similar schedule is used for Tuesday & Thursdays, when highschool students are on campus. 5th - 6th grade can be replaced with 9th - 10th grade, and 7th- 8th grade can be replaced with 11th - 12th grade.

- All classrooms are used all periods of the day.

- The 'Max # of st./sq ft' for Computer Labs is determined by the current number of computer workspaces within the classrooms. Each computer lab currently holds 20 computer workstations. According to the architect's study of the existing space, this is the maximum number of workstations that will fit within these existing lab spaces.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.4 Utilization & Capacity

Maximum and Functional Capacity

Please see pages 10 & 11 of this proposal (which is part of the required Ed. Spec. document). The chart and program diagram outline the 5 - year facility needs of Taos Academy.

The current maximum capacity of Taos Academy's facilities is 280 students in 15 classrooms (293 total occupants). (This number is dependent on PSFA's guidelines of 28 sf/ per student, if all existing classroom spaces, 10,550 gsf of space, are fully occupied.) The functional capacity of Taos Academy, dependent on scheduling and class size, is currently 250 students.

Strategies to Accommodate Meeting Needs at Taos Academy

Accommodating student growth is a concern for Taos Academy. Facility space will increase accordingly along with growth in student enrollment as per state regulations.

The priority for Taos Academy is to have adequate facilities for additional enrollment of 50 students and to accommodate the expanding STEM+ Arts program. This means that technology requirements and classroom spaces must be increased. The plan is to have a staged expansion process that accommodates increased enrollment and programming, and results in a fully built-out campus for the 2021- 2022 school year.

Taos Academy currently occupies two lease-to-purchase buildings and two buildings owned by the school. Within the next 5 years, Taos Academy plans to continue with the lease-to-purchase on the current buildings and surrounding land. Plans encompass security projects such as entry access, a vestibule, and fencing around the perimeter of the property. Also included is the construction of a CTE (Career and Technology Education) building.

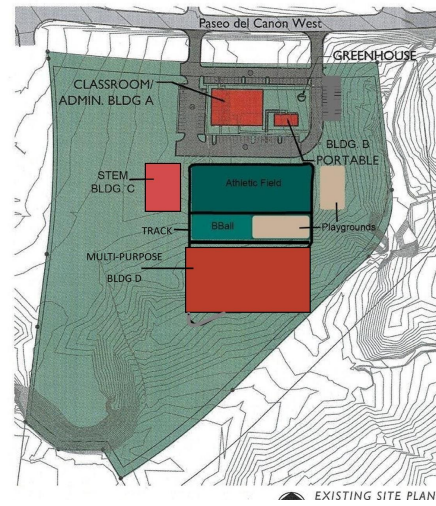
By 2021-2022 , Taos Academy will have a fully- built out facility. This proposal addresses the plan for the 5 year expansion of Taos Academy.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

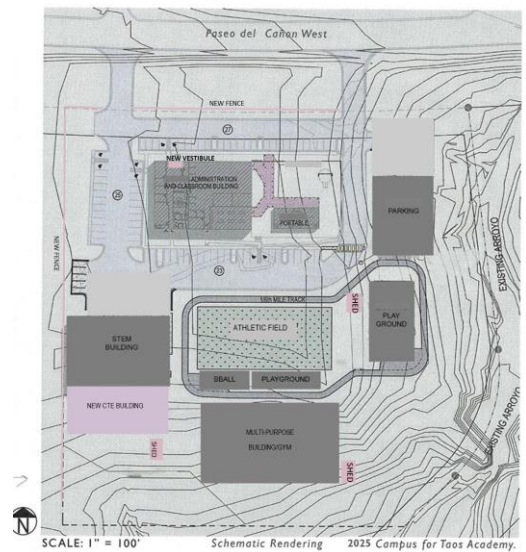
FMP / 2.4 Utilization & Capacity

EXISTING AND PROPOSED SITE PLANS

EXISTING CAMPUS
5.65 ACRES
2 BUILDINGS, 2 PORTABLES



1 BUILDING
GROSS SF: 2,300
5 YEAR EXPANSION AND
LAND PURCHASE



Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.5 Technology & 2.6 Energy

2.6 Overview of Technology Plan

Our mission is to maintain a level of excellence by supporting and promoting innovative use of technology to enhance academic achievement, leadership skills, and social responsibility. Please see tab titled “Technology Plan” located at the end of this document for the complete Technology Plan for Taos Academy.

A chart with current existing technology at Taos Academy is shown on page 50, under “Prioritization Process – Technology”.

2.7 Energy Management Program

Taos Academy incorporates many energy saving techniques in our current facility. All computers are set to turn off automatically after the school day. All staff members are responsible for checking that computers and lights are turned off when leaving for the day. We teach conservation as part of our everyday interaction with students. All thermostats in our building are adjusted in the evenings, weekends, and holidays to use less energy when no one is present in the buildings. Doors and windows are kept shut when heating or cooling is turned on to keep temperatures constant. Sufficient insulation guarantees retention of constant temperatures in the buildings. Our greenhouse has temperature control systems to keep plants alive and use energy only when needed. Windows in the main computer lab and Lecture Room 2 make it possible to use less lights in those areas. Taos Academy uses energy saving light bulbs wherever possible. Students have recycling bins for paper and cans throughout the campus to conserve waste produced by the school. Solar panels throughout the school are used to produce energy and as educational tools for our students and utilized in student projects. Taos Academy offers courses in renewable energy and sustainable living as part of our Leadership class, in the SMART Lab, and as part of our STEM+ Arts curriculum. Every opportunity will be used in our building plans to include energy saving ideas, including light fixtures, appliances, water conservation fixtures, window placements, solar applications, and conserving air flow from exterior to interior spaces.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 2.7 Capital Funding

Capital Funding History

To date, Taos Academy’s history encompasses eleven years: the first year was our planning year; our second year was our first year of operation; we moved locations for our third year of operation to our current facility. Federal Stimulus funding provided the first three months of lease payments for our current facility. Since then, our approved lease/purchase payments are funded through Lease Assistance from PSFA and Operational Funding from State Equalization Guarantee.

Capital Funding Plan

The following chart identifies Taos Academy’s current and future financial resources, either available or expected to be available for meeting capital needs.

Year	Funding Source	Amount
2019-2020	Lease Assistance (220 students@ \$730 per student)	\$160,600
	State Equalization Guarantee	\$18,000
	SB9	\$70,000
	PSFA Security Funding	\$168,000
2020-2021	Lease Assistance (250 students@ \$730 per student)	\$182,500
	SB9	\$70,000
2021-2022	Lease Assistance (300 students@ \$730 per student)	\$219,000
	SB9	\$70,000
	Gross Receipts Tax	\$300,000
2022-2023	Lease Assistance (300 students@ \$730 per student)	\$219,000
	SB9	\$70,000
2023-2024	Lease Assistance (300 students@ \$730 per student)	\$219,000
	SB9	\$70,000
2019-2020	Lease Assistance (300 students@ \$730 per student)	\$219,000
	SB9	\$70,000
	Total Financial Resources	2,125,100

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 3.0 Capital Improvement

3.0 CAPITAL IMPROVEMENT PLAN

3.1 Total Facility Capital Needs

Floor Plans on pages 52 - 57 meet the requirements for Taos Academy’s expansion. These plans are based on the facility requirements outlined in the Education Specification for Taos Academy.

3.2

Prioritization Process – Facilities

This chart summarizes the capital projects outlined for Taos Academy over the next 5 years. The completion of the projects results in a fully built out campus with 5 academic buildings (29,480 gsf of school space) on a 5.65 acre site that provides 1 acre of open green space.

Capital Improvement Project	Scope of Project	Date of Implementation	Estimated Cost	Funding
Purchase of Property	Purchase of the permanent building currently occupied by TA (Building A & D) and surrounding 5.65 acre plot of land	2016	\$2,010,887	Combined SB9, Lease Assistance, and State Equalization Guarantee
Security Projects	Fencing, Vestibule, Entry Access	2020	\$103,000 \$168K??	PSFA Security Funding
Additional hardscape and landscape	Sidewalk connections and covering and landscaping throughout developed site	2022	\$100,000	Combined SB9, GRT, and PSFA Security Funding
Maintenance	Roof on STEM Building (Building C)	2023	\$100,000	Combined SB9 and GRT
CTE Building	Science Lab, classrooms, College Link	2025	\$300,000	Combined SB9 and GRT

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 3.0 Capital Improvement

3.2 Prioritization Process – Technology

This following chart outlines our technology improvement plan for the next five years.
See Appendix A: Technology Plan.

Device Distribution based on Student Population					
<i>Year</i>	<i>Student Count</i>	<i>PCs (WIN)</i>	<i>Laptops (WIN)</i>	<i>Chrome OS Devices</i>	<i>Total Units</i>
2015-2016	225	120	60	108	288
2016-2017	250	100	60	128	288
2017-2018	250	66	60	162	288
2018-2019	250	66	60	162	288
2019-2020	250	66	60	162	288

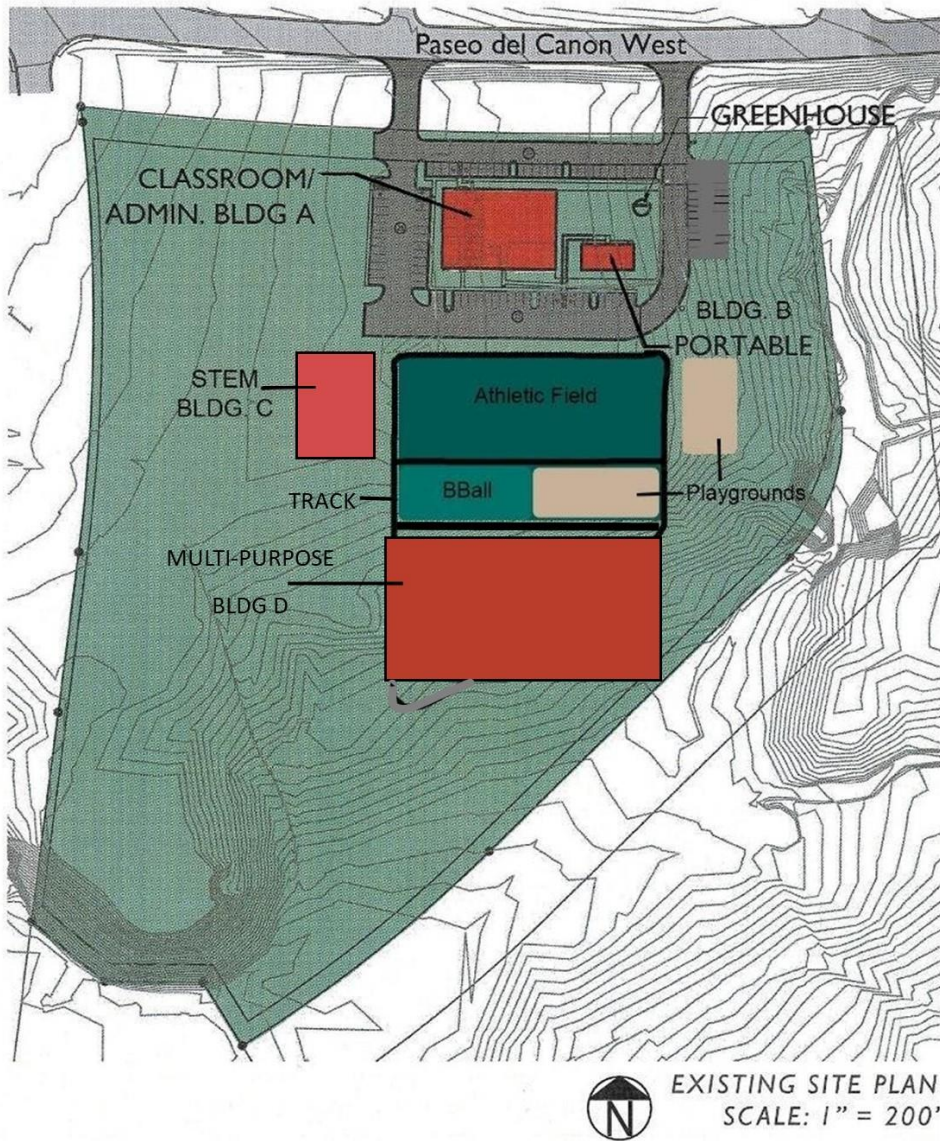
Estimated Acquisition Cost - Student Computers (New/Replacement)						
<i>Year</i>	<i>Student Population Change</i>	<i>PCs (WIN)</i>	<i>Laptops (WIN)</i>	<i>Chrome OS Devices</i>	<i>Estimated Unit Cost</i>	<i>Total</i>
2015-2016	25	0	0	108	\$250.00	\$27,000.00
2016-2017	25	0	0	20	\$250.00	\$5,000.00
2017-2018	0	22	20	44	\$250.00	\$21,500.00
2018-2019	0	22	20	0	\$250.00	\$10,500.00
2019-2020	0	22	20	0	\$250.00	\$10,500.00

Financial Strategies to Meet Capital Needs

Please refer to the chart on page 50 which outlines Taos Academy's plan for securing funding.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 4.0 Existing Site Plan



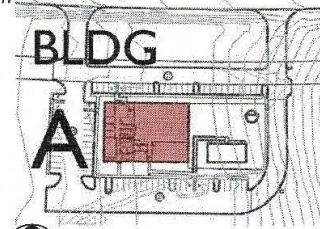
Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 4.0 Building A - Existing Floor Plan

Campus Inventory- Taos Academy			
Main Building			
Room #	Room Type	SF	# of students (28 nsf/ student)
100	Reception	595	
100A	Storage	92	
100B	Counseling	92	
101	Director's Office	330	
102	Business	160	
103	Special Ed.	160	5.7
104	Tutoring	160	5.7
105	College Link	570	20.4
106	Storage	230	
107	Lounge	74	
107A	Staff Restroom	73	
108	Men's RR	220	
109	Women's RR	290	
110	Student CPU lab	3150	112.5
110A	Teacher's Office	64	

110C	Teacher's Office	64	
110D	Teacher's Office	64	
110E	Teacher's Office	95	
110F	Teacher's Office	95	
111	Server Room	220	
112	Math Tutoring Lab	300	10.7
113	Multipurpose Room	1613	57.6
114	Classroom	620	22.1
115	Classroom	480	17.1
116	Mechanical	86	
110G	Teacher's Office	9961	nsf
110H	Teacher's Office	11700	gsf

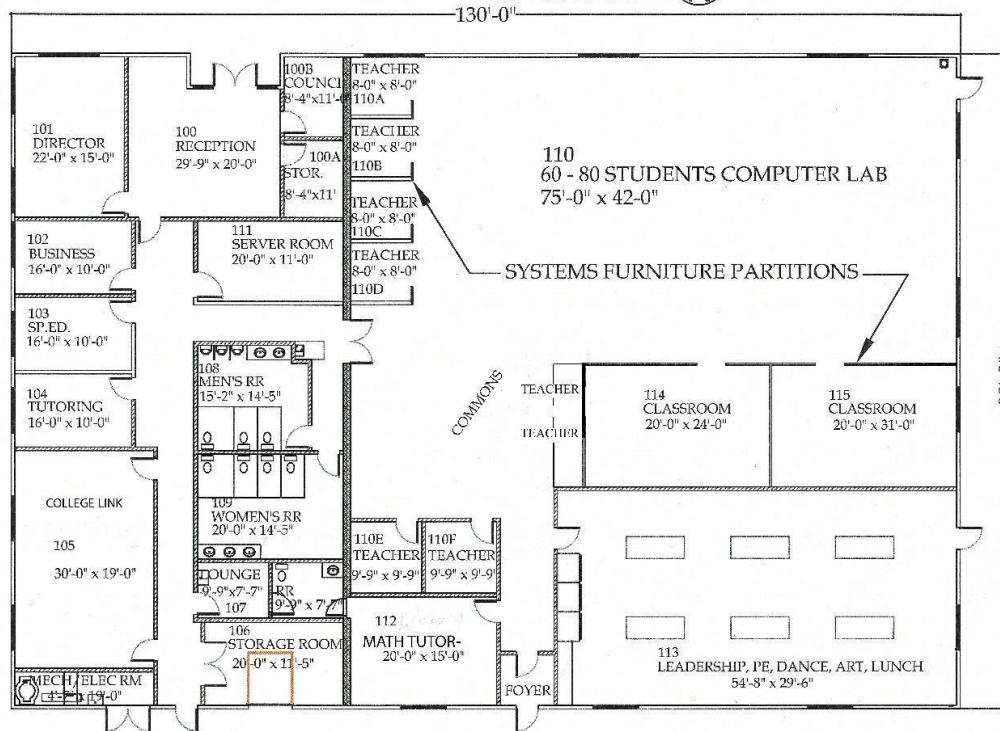
key plan



BUILDING A
GROSS SF: 11,700 SF
+ 312 FOR THE GREENHOUSE



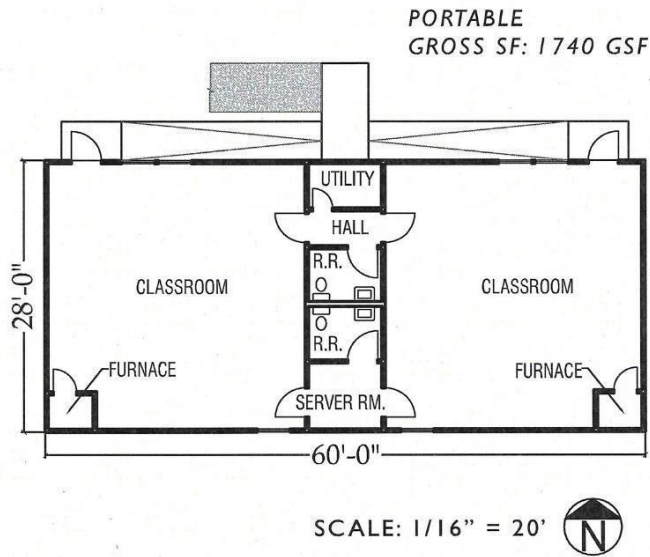
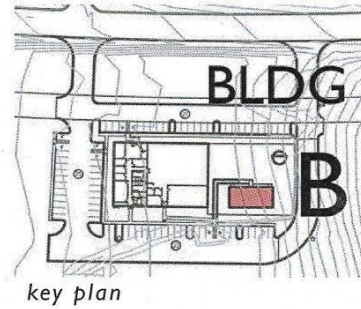
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Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 4.0 Building B - Existing Floor Plan

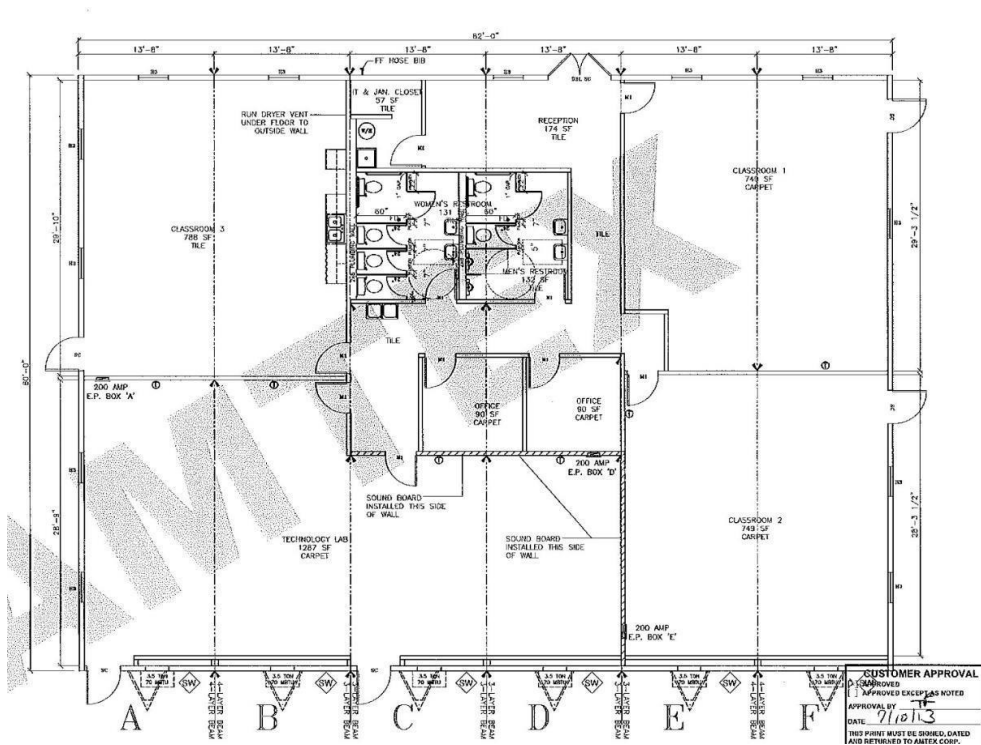
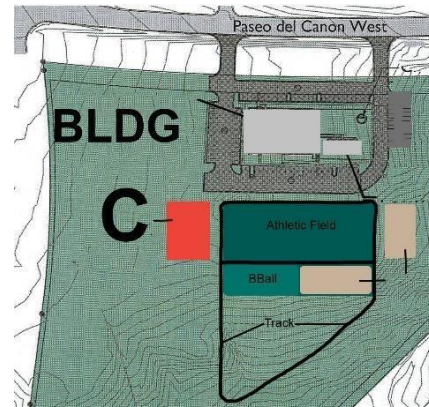
Portable			
Room #	Room Type	SF	# of students (28 nsf/ student)
201	CPU Lab	683	24.4
202	CPU Lab	683	24.4
203	Server	50	
204	Restroom	40	
205	Restroom	40	
206	Utility	33	
		1529 nsf	
		1740 gsf	



Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 4.0 Building C - Existing Floor Plan

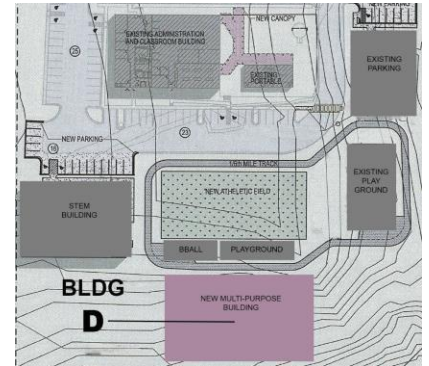
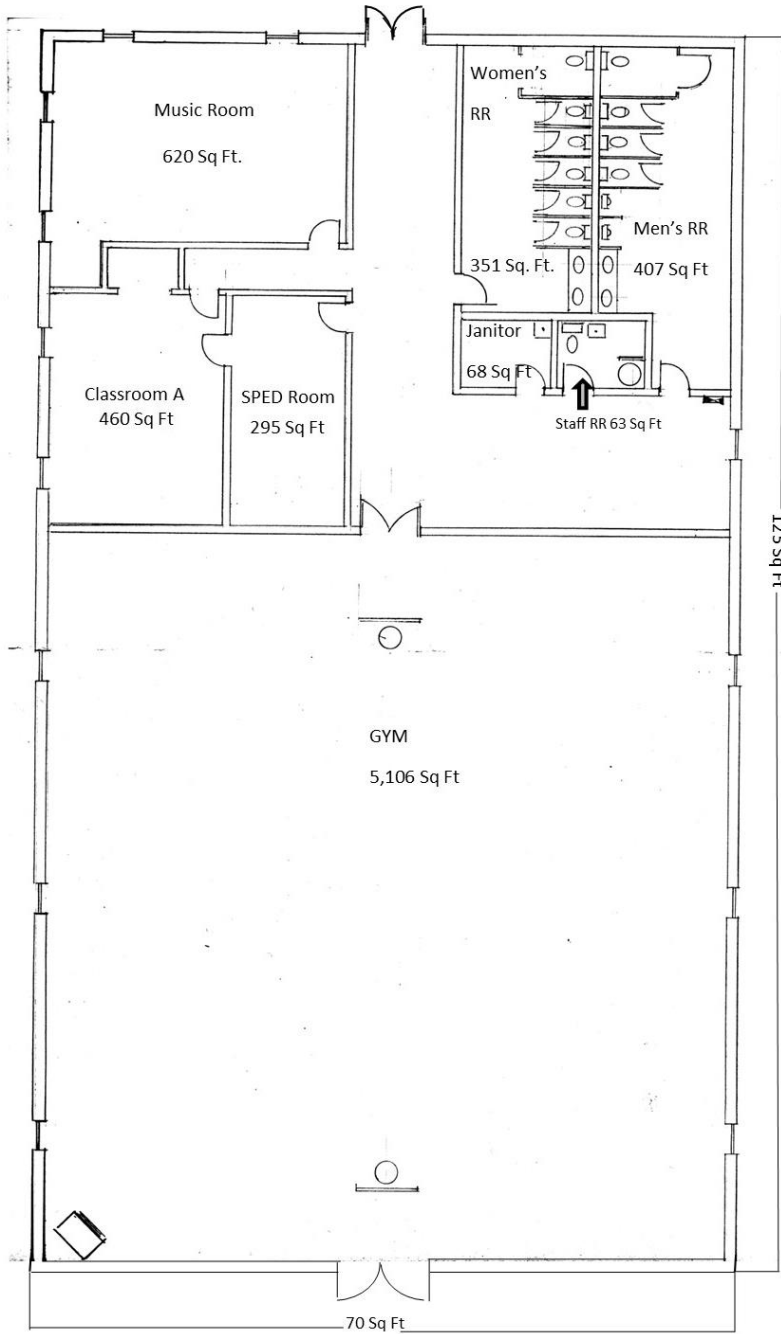
STEM Building			
Room #	Room Type	SF	# of students (28 nsf/student)
1	Classroom	750	26
2	Classroom	750	26
3	SMART Lab	780	27
4	Media Lab	600	21
5	Life Skills	800	28.5
5	Office	90	
6	Office	90	
8	Restroom	131	
9	Restroom	132	
10	Utility	57	
		4180 nsf	
		5040 gsf	



CUSTOMER APPROVAL
 APPROVED
 APPROVED EXCEPT AS NOTED
 APPROVAL BY: [Signature]
 DATE: 7/1/13
 THIS PRINT MUST BE DATED, DATED AND RETURNED TO AMFC CORP.

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

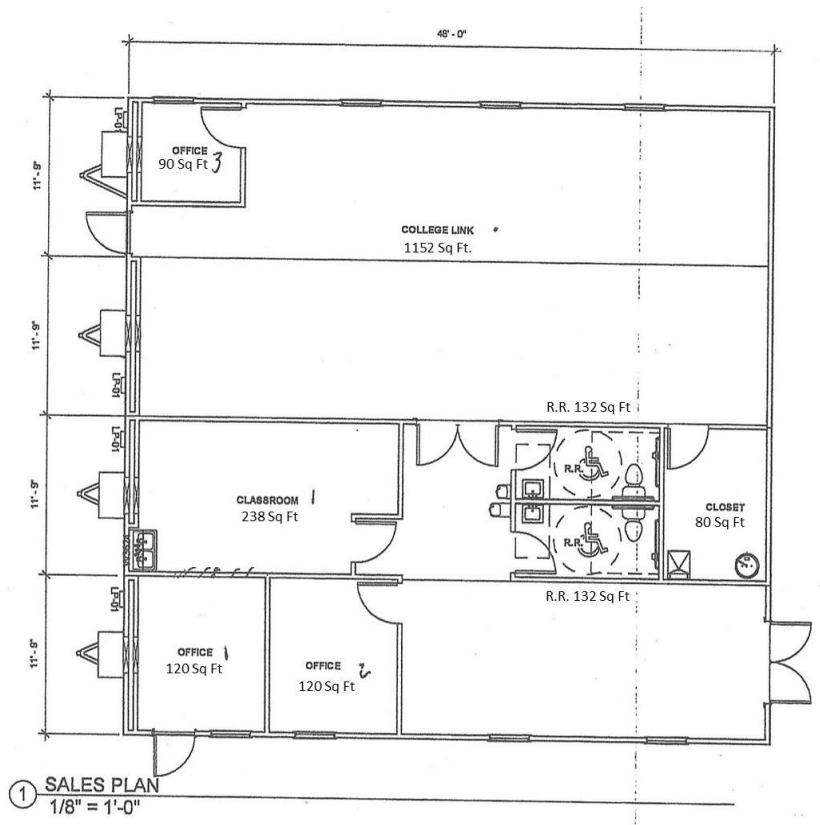
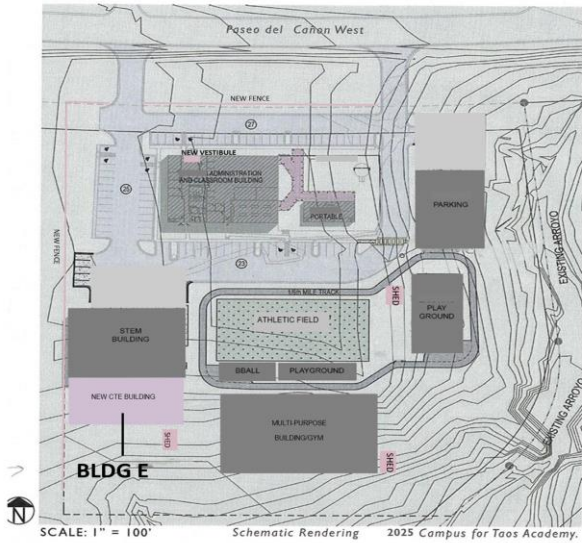
FMP / 4.0 Building D - Existing Floor Plan



Multipurpose Building		
Room Type	SF	# St / 28nsf
Class 1	550	20
Class 2	550	20
Class 3	550	20
Multi-Purpose	5,250	200
Restroom	240	
Restroom	240	
Total GSF 8,700		

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 4.0 Building E (CTE) - Proposed Floor Plan



Career & Technology Education Building		
Room Type	SQ FT	# St / 28 nsf
College Link	1152	41
Classroom 1	238	8
Office 1	120	
Office 2	120	
Office 3	90	
Restroom	132	
Restroom	132	

Total GSF 2,304

Taos Academy Ed. Spec. & 5 Year Facility Master Plan

FMP / 4.0 Master Plan Support Material

Master Plan Support Materials

Because this Master Plan is for a single school facility, Master Plan Support Material is located throughout the document. Please refer to the following list in order to find specific information, related to sections 4.2 - 4.4

4.2	Growth/ Enrollment/ Utilization Detail	page 44
4.3	Taos Academy Technology Plan	tab " Technology Plan"
4.4	Energy Management Plan	page 48
	Adoption of FMP/ Ed. Spec	tab " Amendment # 1