

**AMENDMENT TO LEASE AGREEMENT  
COLEMAN CAMPUS**

This AMENDMENT to the Lease Agreement is made by and between San Juan Unified School District (“District”) and California Montessori Project Charter Schools (“CMP” or “Charter School”), and is dated as of this 23rd day of June, 2015.

WITNESSETH:

**WHEREAS**, the District and Tenant have previously executed the lease agreement dated June 11, 2013 (the “Lease”) pursuant to the terms of which Tenant has leased from the District the portion of Coleman Elementary School Site, located at 6545 Beech Avenue, Orangevale, California 95662 (“School Site”) containing the building thereon, contiguous school grounds and non-exclusive use of the School parking lot, restrooms, playground and playing fields thereon, as shown in Exhibit A of the Lease amendment.

**WHEREAS**, the District and Tenant have agreed to make certain modifications to the Lease, which modifications will supersede and replace the language as referenced:

NOW THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledge, effective July 1, 2015, the parties agree as follows:

Section 4.a. is amended to strike the first paragraph and inserting in lieu thereof the following:

- a. Facilities Costs: CMP shall pay a pro rata share of the District’s facilities costs as provided in 5 C.C.R. Section 11969.7 (referred to herein as “pro rata share charge”). The pro rata charges for the 2015-2016 school year are provided as Exhibit A of the 2015-2016 lease amendment, attached hereto and included herein. The pro rata share amount shall be paid monthly. The obligation to begin paying the pro rata share charge shall begin on the date of possession, July 1, 2015, and shall end on June 30, 2016.

Except as modified by the terms of this Amendment, all other terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, District and Tenant have executed this Lease, through their respective officers or representatives, duly authorized, as of the day and year shown below.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
San Juan Unified School District  
Approved as to Form:

\_\_\_\_\_  
CMP

\_\_\_\_\_  
Linda Simlick, General Counsel  
San Juan Unified School District

Approved and ratified this 23rd day of June, 2015 by the San Juan Unified School District Board of Education by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Pam Costa, President  
San Juan Unified School District  
Board of Education

Attest:

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Michael McKibbin, Clerk, San Juan Unified School District Board of Education

EXHIBIT A

**San Juan Unified School District  
Leased Facilities  
Cost Calculations**

**Charter:** California Montessori Program  
**Facility:** Coleman

**Proposition 39 Space Allocation Calculation**

In-District ADA Projections per Request For Facilities Letter dated: 10/20/2014

Grades K-3: 537.81 Grades 4-8: 362.75 Total: 900.56

Classrooms Required to Meet ADA Identified in Request for Facilities Letter:

Grades K-3: 19 Grades 4-8: 11 Total: 30

Sq. Ft. Assigned to Meet Request for Facilities Letter: 10,807

Prop. 39 Annual Space Fee Per Sq. Ft.: \$ 5.45

Prop. 39 Annual Space Fee: \$ 58,896.00

**"Market Rate" Space Allocation Calculation**

Market Rate Sq. Ft. Assigned to Meet Request for Facilities Letter: 1,367

Market Rate Space Annual Fee Per Sq. Ft. \$ 15.14

Market Rate Space Annual Fee: \$ 20,703.00

**Annual Fee \$ 79,599.00**

**Monthly Fee (rounded to nearest dollar) \$ 6,633.00**

EXHIBIT A

San Juan Unified School District  
Leased Facilities  
Space Assignment

Charter: California Montessori Program  
Site: Coleman

| Room                 | Area (Ext.)   | Design             | In Use | 2015-2016 Use |            |              | Shared Space |  |
|----------------------|---------------|--------------------|--------|---------------|------------|--------------|--------------|--|
|                      |               |                    |        | Prop 39       | "Market"   | Prop 39      | "Market"     |  |
| 1                    | 960           | Classroom          | Yes    | 960           | -          | -            | -            |  |
| 2                    | 960           | Classroom          | Yes    | 960           | -          | -            | -            |  |
| 3                    | 975           | Classroom          | Yes    | 975           | -          | -            | -            |  |
| 4                    | 960           | Classroom          | Yes    | 960           | -          | -            | -            |  |
| 5                    | 960           | Classroom          | No     | -             | -          | -            | -            |  |
| 6                    | 975           | Classroom          | No     | -             | -          | -            | -            |  |
| Small rooms 1-6 Wing | 597           |                    | No     | -             | -          | -            | -            |  |
| RR 1-6 Wing          | 414           | Student RR         | No     | -             | -          | -            | -            |  |
| 7                    | 976           | Classroom          | Yes    | 976           | -          | -            | -            |  |
| 8                    | 960           | Classroom          | Yes    | 960           | -          | -            | -            |  |
| 9                    | 960           | Classroom          | Yes    | 960           | -          | -            | -            |  |
| 10                   | 960           | Classroom          | Yes    | 960           | -          | -            | -            |  |
| 11                   | 960           | Classroom          | Yes    | 960           | -          | -            | -            |  |
| 12                   | 976           | Classroom          | Yes    | 976           | -          | -            | -            |  |
| RR 7-12 Wing         | 416           | Student RR         | Shared | -             | -          | 308          | 108          |  |
| Small rooms 7-12     | 464           |                    | No     | -             | -          | -            | -            |  |
| P15                  | 960           | Portable Classroom | Yes    | -             | 960        | -            | -            |  |
| 15                   | 1,033         | PS Classroom       | No     | -             | -          | -            | -            |  |
| 16                   | 824           | PS Classroom       | No     | -             | -          | -            | -            |  |
| PS sm Rooms          | 1,229         |                    | No     | -             | -          | -            | -            |  |
| Student RR           | 274           | Student RR         | No     | -             | -          | -            | -            |  |
| 17                   | 960           | Discovery Club     | No     | -             | -          | -            | -            |  |
| 26                   | 1,358         | Classroom          | No     | -             | -          | -            | -            |  |
| Boiler Room          | 219           | Boiler Room        | No     | -             | -          | -            | -            |  |
| MP sm Rms            | 1,234         | MP Room            | No     | -             | -          | -            | -            |  |
| MP Room              | 2,975         | MP Room            | No     | -             | -          | -            | -            |  |
| Media Center         | 1,273         |                    | No     | -             | -          | -            | -            |  |
| Office               | 1,151         | Office             | Shared | -             | -          | 852          | 299          |  |
| Restroom             | 76            | Staff              | No     | -             | -          | -            | -            |  |
| <b>TOTAL</b>         | <b>27,039</b> |                    |        | <b>9,647</b>  | <b>960</b> | <b>1,160</b> | <b>407</b>   |  |

Shared Space is prorated at 74% in-district and 26% out of district

**Total Prop. 39 Sq. Ft. 10,807**  
**Total Market Rate Sq. Ft. 1,367**

EXHIBIT A

2015-16 Facility Costs

Districtwide square footage <sup>2</sup> 4,192,057

**Prop 39 square foot fees:**

| Function                                    |  | Unrestricted GF expenses |                |                       |                             | Difference     |
|---|--|--------------------------|----------------|-----------------------|-----------------------------|----------------|
|   |  | 14 1st Interim           | 14 Actuals     | 14 Actuals New Format | 15 estimated <sup>1,5</sup> |                |
| 85XX  | Facilities Acquisition & Construction          | \$ 20,997.00             | \$ -           | \$ -                  | \$ 18,767                   | \$ 18,767      |
| 87XX  | Facilities rents & leases                      | \$ 37,699.00             | \$ 28,192      | \$ 28,192             | \$ 39,080                   | \$ 10,888      |
| 91XX  | Facilities related Debt services               | \$ 174,413.00            | \$ 289,566     |                       | \$ -                        | \$ -           |
| 93XX <sup>4</sup>                           | Facilities Related Interfund transfers         | \$ 35,511.00             | \$ 794,346     |                       | \$ -                        | \$ -           |
| 82XX <sup>3</sup>                           | grounds maintenance/gardening                  | \$ 1,350,783.00          | \$ 1,402,903   | \$ 1,402,903          | \$ 1,387,753                | \$ (15,150)    |
| 0000  | deferred maintenance transfer <sup>6</sup>     | \$ 1,600,000.00          | \$ 1,600,000   |                       | \$ -                        | \$ -           |
| 0000  | deferred maintenance TF LCFF SACS <sup>6</sup> | \$ 400,000.00            | \$ 400,000     |                       | \$ -                        | \$ -           |
| 0000  | Unrestricted Contribution to RRMA <sup>7</sup> |                          |                | \$ 8,170,013          | \$ 8,644,636                | \$ 474,623     |
| 8105/7200                                   | Unrestricted GF Prop Mgt Costs                 | \$ -                     | \$ -           | \$ 11,670             | \$ 22,130                   | \$ 10,460      |
| 8110  | Unrestricted GF Maint Costs                    | \$ -                     | \$ -           | \$ 80,799             | \$ 194,457                  | \$ 113,658     |
| 82XX <sup>8</sup>                           | Unrestricted GF Custodial Costs                | \$ -                     | \$ -           | \$ 13,141,783         | \$ 13,317,412               | \$ 175,629     |
| Total Unrestricted GF facility costs        |  | \$ 3,619,403             | \$ 4,515,007   | \$ 22,835,360         | \$ 23,624,235               | \$ 788,875     |
| <b>Expense per Sq. Ft. for Prop 39 Fees</b> |  | <b>\$ 0.86</b>           | <b>\$ 1.08</b> | <b>\$ 5.45</b>        | <b>\$ 5.64</b>              | <b>\$ 0.19</b> |

**Market Rate Info.**

**Property management fee:**

Resp 208 Goal 9576 - Property Management budget <sup>1</sup> \$ 14,402

**Property management fee per sq ft. \$ 0.003**

**Facility maintenance fee:**

Total M&O budget (Resp. 205, 212, 215) <sup>1</sup>  
 Less: Operations function 82xx \$ 8,439,509  
 Excludes Obj 5741/5791

**Facility maintenance per sq ft \$ 2.01**

Included in figure above

**Custodial fee:**

Total custodial budget (922x, 9674 goals) <sup>1</sup> \$ -

**Custodial fee per sq ft. 0.00**

Included in figures above

**Market Rate Annual Sq. ft. Cost per per based on \$1.27 per month \$ 15.24**

**Extended Market Rate: \$0.64 per Sq. Ft. month \$ 7.68**

**Total Market Rate Annual Cost per Sq. Ft. \$ 15.14**

<sup>1</sup> Based on 1st interim budget amounts

<sup>2</sup> Square footage from 14-15 Planning Dept. as of Nov 2014

<sup>3</sup> Excludes custodial goals of 9220, 9221,9225,9674 & RP 208

<sup>4</sup> additional \$267,591 Contribution for ECE included in computation for 14 Actuals and removed for 15 estimated.

<sup>5</sup> Negotiated increases were not approved by the board in time to be reflected in 1st interim figures

<sup>6</sup> \$400,000 DM contribution moved from Measure J to LCFF. Bond contribution will be phased out over 4 years.

<sup>7</sup> Total RRMA Contribution excluding contribution to Deferred Maintenance from Bond Funds

<sup>8</sup> Only custodial goals of 9220, 9221,9225,9674 & RP 208