



June 17, 2020

SENT VIA ELECTRONIC MAIL TO: Lori Seago LoriSeago@elpasoco.com; Nina Ruiz NinaRuiz@elpasoco.com; and Craig Dossey Craigdossey@elpasoco.com

Re: Sixty Days Notice Pursuant to Section 7(c) of Development Agreement

Dear Ms. Seago:

I am submitting this notice letter on behalf of my client Monument Academy Foundation (“MAF”), pursuant to section 7(c) of the Development Agreement (“Agreement”) signed with El Paso County (“County”) on May 20, 2020. As of the date of this letter, I am happy to report that MAF currently expects to have the improvements as required under section 7(a) or 7(b) of the Agreement completed by July 31, 2020. However, recognizing that there is still potential for unexpected issues that could cause delays, and given the high stakes nature of the school being unable to timely open if such delays occur, I am submitting this notice at least 60 days prior to the start date of school, as required by the Agreement. The purpose of this notice is to enable MAF to work with the County on utilizing an alternate route if such becomes necessary and provide for the ability of the school to timely obtain its certificate of occupancy.

MAF plans to maintain the current access to the site being utilized by the construction personnel to facilitate any such necessary alternative plan for access. We expect that, when the time is right, the County will want to discuss our progress and alternative plans (if necessary) to facilitate the timely opening of the school. Please let me know and I can ensure the right people from MAF’s team and contractors are made available to discuss.

The Agreement does not provide a method for notice, so please acknowledge receipt of this letter, and let me know if the County needs anything else from me to satisfy the notice requirement.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "T. Farmer", with a stylized flourish at the end.

Tim Farmer, Esq.

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