

RESOLUTIONS OF CHALLENGE TO EXCELLENCE CHARTER SCHOOL

Pursuant to C.R.S. §7-128-202, the undersigned, being all of the Board of Directors of **CHALLENGE TO EXCELLENCE CHARTER SCHOOL**, a Colorado non-profit corporation and charter public school (the "Charter School"), hereby consent to, vote in favor of, and adopt the following resolutions at a duly called and held meeting of the board of directors of the Charter School:

WHEREAS, the Charter School is a nonprofit corporation and charter public school authorized through Douglas County School District (the "District"), pursuant to C.R.S. §22-30.5-101, *et seq.*, as amended, and the Charter School has requisite corporate power to own and operate educational and administrative facilities and to carry on its business as presently being conducted; and

WHEREAS, the Charter School caused to be formed C2E Building Corporation (the "Corporation") to lease, own, and operated property for the benefit of the Charter School, and the Corporation owns the facilities currently operated by the Charter School;

WHEREAS, the Corporation has previously entered into a CONTRACT TO BUY AND SELL REAL ESTATE (LAND), dated as of June 20, 2023, as amended (the "Purchase Contract") with United Parker Properties II, LLC ("Seller") for the purchase of approximately 1.537 acres of undeveloped land known as 9310 S. Jordan Rd., Parker, Colorado (the "Property") for a purchase price of \$1,168,981.92, to be developed in the future for the benefit of the Charter School;

WHEREAS, the Corporation believes it is in the best interest of the School, and has recommended that since the purchase price will be paid in cash by the Charter School, as the Corporation has no independent revenue aside from rent paid to it by the Charter School, and Property will not be part of the existing facilities currently owned by the Corporation until developed, to assign the Purchase Contract to the Charter School before completion of the purchase of the Property; and

WHEREAS, the board of directors of the Charter School has reviewed the Purchase Contract and the proposed Assignment of Contract, and has determined that it will be in the best interest of the Charter School to take assignment of the Purchase Contract, and to complete the acquisition of the Property (the "Acquisition").

NOW, THEREFORE, IT IS RESOLVED, that the Charter School hereby ratifies and approves Purchase Contract, and approves execution of the Assignment of Contract, and completing the Acquisition; and


FURTHER RESOLVED, that any officer of the Charter School or any other member of the Board of Directors of the Charter School, is hereby each individually authorized, empowered, and directed to execute and/or attest the Assignment of Contract, and any and all other documents reasonably necessary to complete the Acquisition (the "Acquisition Documents"), including any additional documents necessary or otherwise required by the Seller or the title company in order to complete the Acquisition


by the Charter School; and further to perform all acts and do all things that he or she may deem necessary or desirable to consummate the same; and

FURTHER RESOLVED, that any and all transactions by any of the directors or officers for and on behalf and in the name of the Charter School, relating to the completion of the Acquisition, with Seller and other parties prior to the adoption of the foregoing resolutions, are hereby ratified, confirmed and approved in all respects for all purposes.

Adopted August 16, 2023, as the action of

CHALLENGE TO EXCELLENCE CHARTER SCHOOL

By: 
Name: Miles Cortez III
Title: Chairman

Attest: 
Name: Anne Denham
Title: Secretary

Number of Board Members present (in person or by phone): 5
Who made Motion: Miles Cortez made Motion, Angela Segura seconded
Motion Passed: # of Votes for 5 # of Votes against: 0











Challenge to Excellence School Purchase Resolutions v2 081523

Final Audit Report

2023-08-17

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