

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



553

FROM: Economic Development Agency

SUBMITTAL DATE:
September 13, 2016

SUBJECT: Lease, Riverside University Health System Care Clinic, Corona, 15 Year Lease, District 2, CEQA Exempt [\$42,573,904], Federal Qualified Operational Revenues 100%

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Existing Facilities, and Section 15061 (b) (3), the common sense exemption;
2. Approve the Lease and authorize the Chairman of the Board to execute the lease on behalf of the County; and
3. Direct the Clerk of the Board to file the Notice of Exemption with the County Clerk upon approval of the project.

BACKGROUND:

Summary

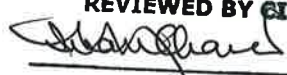

(Commences on Page 2)

Robert Field
Assistant County Executive Officer/EDA

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,223,119	\$ 2,553,078	\$ 42,573,904	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Federal Qualified Operational Revenue 100% **Budget Adjustment:** No
For Fiscal Year: 2017/18 - 2032/33

C.E.O. RECOMMENDATION:

REVIEWED BY CIP APPROVE
 BY: 
 Ivan M. Chand 9/6/2016 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
 BY:  MARSHA L. VICTOR 8/10/16
 DATE
 Departmental Concurrence


 Zareh Saffarian, Chief Executive Officer
 Riverside University Health System, Administration

- A-30
- 4/5 Vote
- Positions Added
- Change Order

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Economic Development Agency

FORM 11: Lease, Riverside University Health System Care Clinic, Corona, 15 Year Lease, District 2, CEQA Exempt [\$42,573,904], Federal Qualified Operational Revenues 100%

DATE: September 13, 2016

PAGE: 2 of 4

BACKGROUND:

Summary

On February 9, 2016 the Board of Supervisors approved minute order 3-21 to provide approval for EDA Real Estate to identify an existing building or to engage in a build to suit leased facility project that would meet the space requirements for the Riverside University Health System Care Clinic (RUHS) in Corona for establishment of a new RUHS Care Clinic. RUHS has determined that the current Corona site located at 505 S. Buena Vista Avenue no longer meets the needs and demands of the growing community of Corona. The RUHS goal is to improve client care and to accommodate additional specialty care services as well as provide adequate staff space for the RUHS Care Clinic location. The RUHS has collaborated with Behavioral Health which will co-exist at the new location and provide complimentary services to the public. The new build-to-suit facility consists of approximately 45,204 square feet and will be located at 2813 S. Main Street, Corona. This amount of square footage will accommodate approximately 82-92 staff members, plus an estimated 100-150 patient's daily. Below is a brief description of the services that would be provided at this Community Health Center.

- Family Medicine, Primary Care, and Urgent Care
- Behavioral Health
- Women's Health
- Senior Health
- Dental services
- Lab and X-ray
- Pharmacy
- Community Room and large break room for health and wellness demonstrations

There are no suitable existing buildings in Corona that can accommodate the space requirement to meet the needs of the growing community and the expanded RUHS Care Clinic. Therefore, a new ground up build to suit leased facility will be designed and constructed for a new RUHS integrated Care Clinic.

Pursuant to the California Environmental Quality Act (CEQA), the lease was reviewed and determined to be categorically exempt from CEQA pursuant to State CEQA guidelines Section 15301, Class 1 – Existing facilities and Section 1061 (b) (3) – common sense exemption. The proposed project, the lease, is the letting of property involving existing facilities, no expansion of an existing use will occur.

The Lease is summarized as follows:

Location:	2813 S. Main Street, Corona, CA
Lessor:	Corona Medical Arts Plaza, LLC 650 Town Center Drive, Suite 890 Costa Mesa, CA 92626
Size:	Approximately 45,204 Square Feet
Term:	Fifteen Years, commencing upon completion and approval and acceptance tenant improvements by County, presentation by Lessor of a Certificate of Occupancy to County. Estimated completion time frame is October 2017

(Continued)

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

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FORM 11: Lease, Riverside University Health System Care Clinic, Corona, 15 Year Lease, District 2, CEQA Exempt [\$42,573,904], Federal Qualified Operational Revenues 100%

DATE: September 13, 2016

PAGE: 3 of 4

BACKGROUND:

Summary (Continued)

Rent:	\$ 106,229.00 Per Month \$2.35 per square foot \$1,274,748.00 Per Year
Annual Escalator:	2.75%
Lease Extension Option:	County has two option(s) to extend the Lease for two consecutive five year terms by providing Lessor with ninety (90) day written notice prior to the expiration of the original term or any extension thereof
Improvements:	Not to exceed \$6,193,010.00, or \$137.00 per square foot, plus a 14% contingency if needed, for a total not to exceed cost of \$7,188,010.00. The total cost shall be amortized at an interest rate not to exceed 5.5% interest over the term of the lease at a monthly payment not to exceed \$58,732.04 per month
Furniture, Fixtures, and Equipment:	Not to exceed \$3,910,995.00 amortized at an interest rate not exceed 5.5% interest over the term of the lease at a monthly payment not to exceed \$31,956.09 per month
Purchase Option:	County shall have the option to purchase the fee simple interest in the property, including land and building after year five of the lease term. County shall exercise this option to purchase by written notification to Lessor with ninety days advanced notice. In the event County fails to exercise the Option to Purchase after year five, and before the end of the year ten, then the term of the Lease shall be for a period of Twenty years, instead of fifteen years. The purchase price shall be based on Fair Market Value appraisal.
Utilities:	Lessor shall pay for landscape water and refuse collection. County shall pay for natural gas, electricity, water and sewer and telephone service
Maintenance:	Lessor to be responsible
Custodial:	Lessor to be responsible, and will provide day porter
RCIT:	\$329,000.00

Impact on Citizens and Businesses

This RUHS Care Clinic will provide an appropriately located facility that will serve the Family Medicine and Primary Health Care needs of all the residents within the region. The RUHS Care Clinic is conveniently located close to public transportation for ease of access.

(Continued)

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DATE: September 13, 2016

PAGE: 4 of 4

SUPPLEMENTAL:

Additional Fiscal Information

See Exhibits A, B & C

No County General Funds will be required.

Contract History and Price Reasonableness

The lease rate is deemed competitive based upon the current market.

Attachments:

Exhibits A, B & C

Lease

Notice of Exemption

Aerial Image

Exhibit A

FY 2017/18

Riverside University Health System Care Clinic Lease Cost Analysis 2813 S. Main Street, Corona

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 45,204 SQFT

Approximate Cost per SQFT (Jul - Sep) \$ -

Approximate Cost per SQFT (Oct - Jun) \$ 2.35

Lease Cost per Month (Jul - Sep) \$ -

Lease Cost per Month (Oct - Jun) \$ 106,229.00

Total Lease Cost (Jul - Sep) \$ -

Total Lease Cost (Oct - Jun) \$ 956,061.00

Total Estimated Lease Cost for FY 2017/18

\$ 956,061.00

Estimated Additional Costs:

Utility Cost per Square Foot \$ 0.12

Estimated Utility Costs per Month

\$ 5,424.48

Total Estimated Utility Cost

\$ 48,820.32

RCIT

\$ 329,000.00

Tenant Improvement

\$ 58,732.04

\$ 528,588.36

Furniture, Fixtures & Equipment

\$ 31,956.09

\$ 287,604.81

EDA Lease Management Fee - 4.92%

\$ 73,044.75

TOTAL ESTIMATED COST FOR FY 2017/18

\$ 2,223,119.24

Exhibit B

FY 2018/19

Riverside University Health System Care Clinic Lease Cost Analysis 2813 S. Main Street, Corona

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	45,204	SQFT	
Approximate Cost per SQFT (Jul - Sep)	\$	2.35	
Approximate Cost per SQFT (Oct - Jun)	\$	2.41	
Lease Cost per Month (Jul - Sep)		\$	106,229.00
Lease Cost per Month (Oct - Jun)		\$	109,150.30
Total Lease Cost (Jul - Sep)		\$	318,687.00
Total Lease Cost (Oct - Jun)		\$	982,352.68
Total Estimated Lease Cost for FY 2018/19			\$ 1,301,039.68

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		\$	5,424.48
Total Estimated Utility Cost			\$ 65,093.76
Tenant Improvement		\$	58,732.04
			\$ 704,784.48
Furniture, Fixtures & Equipment		\$	31,956.09
			\$ 383,473.08
EDA Lease Management Fee - 4.92%			\$ 98,686.55
TOTAL ESTIMATED COST FOR FY 2018/19			\$ 2,553,077.55

Exhibit C

FY 2019/20 to FY 2032/33

**Riverside University Health System Care Clinic Lease Cost Analysis
2813 S. Main Street, Corona**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 45,204 SQFT

	FY 2019/20	FY 2020/21	FY 2021/22- FY 2032/33
Approximate Cost per SQFT (Jul - Sep)	\$ 2.41	\$ 2.48	
Approximate Cost per SQFT (Oct - Jun)	\$ 2.48	\$ 2.55	
Lease Cost per Month (Jul - Sep)	\$ 109,150.30	\$ 112,151.93	
Lease Cost per Month (Oct - Jun)	\$ 112,151.93	\$ 115,236.11	
Total Lease Cost (Jul - Sep)	\$ 327,450.89	\$ 336,455.79	\$ 4,837,198.36
Total Lease Cost (Oct - Jun)	\$ 1,009,367.38	\$ 1,037,124.98	\$ 13,474,470.11
Total Estimated Lease Cost for FY 2019/20 to FY 2032/33	\$ 1,336,818.27	\$ 1,373,580.77	\$ 18,311,668.48

Estimated Additional Costs:

Utility Cost per Square Foot	\$ 0.12	\$ 0.12	
Estimated Utility Costs per Month	\$ 5,424.48	\$ 5,424.48	
Total Estimated Utility Cost	\$ 65,093.76	\$ 65,093.76	\$ 732,304.80
Tenant Improvement	\$ 58,732.04	\$ 58,732.04	
	\$ 704,784.48	\$ 704,784.48	\$ 7,928,825.40
Furniture, Fixtures & Equipment	\$ 31,956.09	\$ 31,956.09	
	\$ 383,473.08	\$ 383,473.08	\$ 4,314,072.15
EDA Lease Management Fee - 4.92%	\$ 100,446.86	\$ 102,255.57	\$ 1,291,032.30
TOTAL ESTIMATED COST FOR FY 2019/20 to FY 2032/33	\$ 2,590,616.44	\$ 2,629,187.66	\$ 32,577,903.13

F11: Cost - Total Cost \$ 42,573,904.02

LEASEHOLD IMPROVEMENT AGREEMENT
(2813 S. Main Street, Corona, California)

This Leasehold Improvement Agreement shall set forth the terms and conditions relating to the construction of the County improvements in the Premises. This Leasehold Improvement Agreement is essentially organized chronologically and addresses the issues of the construction of the Premises, in sequence; as such issues will arise during the actual construction of the Premises. All references in this Leasehold Improvement Agreement to Paragraphs or Sections of the "Lease" shall mean the relevant portion of that certain Office Lease to which this Leasehold Improvement Agreement is attached as Exhibit "B" and of which this Leasehold Improvement Agreement forms a part, and all references in the Lease to Sections of "Leasehold Improvement Agreement" shall mean the relevant portion of this Leasehold Improvement Agreement and all references in this Leasehold Improvement Agreement to Sections of this Leasehold Improvement Agreement shall mean the relevant portion of this Leasehold Improvement Agreement.

SECTION 1 - LESSOR'S INITIAL CONSTRUCTION OF PREMISES

1.1 Lessor will cause the construction of, at its sole cost and expense, or has acquired or constructed, that certain free standing shell building described in Section 2 of the Lease, hereinafter referred to as the "Base Building."

SECTION 2 - CONSTRUCTION DRAWINGS FOR THE PREMISES

2.1 Lessor shall, at its sole cost and expense, and subject to reimbursement as hereinafter set forth, construct the improvements in the Premises (the "Leasehold Improvements") pursuant to those certain blueprints, floor and space plans, specification and finalize construction prices, collectively, the approved "Working drawings" prepared by Lessor's architect. Lessor shall make no changes or modifications to the Approved Working Drawings without the prior written consent of County, which consent may be withheld if such change or modification would materially directly or indirectly delay the "Substantial Completion," as that term is defined in Section 6.1 of this Leasehold Improvement Agreement, of the Premises or materially increase the cost of designing or constructing the Leasehold Improvements.

SECTION 3 - CONSTRUCTION DRAWINGS

3.1 Selection of Architect/Construction Drawings. Lessor shall retain an architect or space planner (the "Architect") to prepare the Construction Drawings. Lessor shall retain the engineering consultants (the "Engineers") to prepare all plans and engineering working drawings relating to the structural, mechanical, electrical, plumbing, HVAC, life safety, and sprinkler work of the Leasehold Improvements. The plans and drawings to be prepared by Architect and the Engineers hereunder shall be known collectively as the "Construction Drawings." All Construction Drawings shall comply with the drawing format and specifications as determined by Lessor, and shall be subject to

County's approval. Lessor and Architect shall verify, in the field, the dimensions and conditions as shown on the relevant portions of the Base Building Plans, and Lessor and Architect shall be solely responsible for the same, and County shall have no responsibility in connection therewith. County's review of the Construction Drawings as set forth in this Section 3, shall be for its sole purpose and shall not imply County's review of the same, or obligate Lessor to review the same, for quality, design, Code compliance or other like matters. Accordingly, notwithstanding that any Construction Drawings are reviewed by County or its agents and consultants, and notwithstanding any advice or assistance which may be rendered to Lessor by County or County's agents or consultants, County shall have no liability whatsoever in connection therewith and shall not be responsible for any omissions or errors contained in the Construction Drawings, and Lessor's waiver and indemnity set forth in this Lease shall specifically apply to the Construction Drawings.

3.2 Final Space Plan. Prior to execution of the Lease by County, Lessor and the Architect shall prepare the final space plan for Leasehold Improvements in the Premises (collectively, the "Final Space Plan"), which Final Space Plan shall include a layout and designation of all offices, rooms and other partitioning, their intended use, and equipment to be contained therein, and shall deliver the Final Space Plan County for County's approval. The Final Space Plan is attached as Exhibit "B-1."

3.3 Final Working Drawings. Within forty five (45) working days after execution of the Lease by County and delivery of a copy of the Lease to Lessor, Lessor, the Architect and the Engineers shall complete the architectural and engineering drawings for the Leasehold Improvements, and the final architectural working drawings in a form which is complete to allow subcontractors to perform the work and to obtain all applicable permits (collectively, the "Final Working Drawings") and shall submit the same to County for County's approval. Upon completion of the Final Working Drawings, said drawings shall be incorporated into this Lease as Exhibit "B-2."

3.4 Permits. The Final Working Drawings shall be approved by County (the "Approved Working Drawings") prior to the commencement of the construction of the Leasehold Improvements. Lessor shall immediately submit the Approved Working Drawings to the appropriate municipal authorities for all applicable building permits necessary to commence and fully complete the construction of the Leasehold Improvements (the "Permits"). Lessor hereby agrees that neither County nor County's agents or consultants shall be responsible for obtaining any building permit or certificate of occupancy for the Premises and that the obtaining of the same shall be Lessor's responsibility; provided however that County shall, in any event, cooperate with Lessor in executing permit applications and performing other ministerial acts reasonably necessary to enable Lessor to obtain any such permit or certificate of occupancy. No changes, modifications or alterations in the Approved Working Drawings may be made without the prior written consent of County, provided that County may withhold its consent, in its sole discretion, to any change in the Approved Working Drawings if such change would materially directly or indirectly delay the "Substantial Completion" of the

Premises as that term is defined in Section 6.1 of this Leasehold Improvement Agreement.

3.5 County shall use its best, good faith, efforts and all due diligence to cooperate with the Architect, the Engineers, and Lessor to complete all phases of the Construction Drawings and the permitting process and to receive the permits, and approval of the "Construction Costs," as set forth in Section 7.1 below, as soon as possible after the execution of the Lease, and, in that regard, shall meet with Lessor on a scheduled basis to be determined by County, to discuss Lessor's progress in connection with the same. Upon County's execution of this Lease, Lessor shall provide County with a construction schedule including time projections for planning, entitlement process, related preparation and construction of the Building and Leasehold Improvements, which construction schedule is attached as Exhibit "B-3." For any item hereunder which requires County's approval, County shall provide its written approval or disapproval within ten (10) working days of receipt of the request.

SECTION 4 - LESSOR COVENANTS

4.1 Lessor recognizes, understands and covenants that any and all improvements shall be undertaken according to Exhibit "F," General Construction Specifications for Leased Facilities, attached thereto and made a part of the Lease.

4.2 Lessor recognizes, understands and covenants that improvements contemplated herein may be subject to the provisions contained in the California Labor Code (commencing with Section 1720) relating to general prevailing wage rates and other pertinent provisions therein.

4.3 Lessor shall comply and stay current with all applicable building standards, which may change from time to time, including but not limited to, the Americans with Disabilities Act of 1990 and any regulations issued pursuant thereto in providing improvements contemplated herein.

SECTION 5 - CONSTRUCTION

5.1 Lessor shall diligently pursue the planning, entitlement process, related preparation and construction of the Leasehold Improvements. Lessor shall, at Lessor's cost, secure LEED certification for the project at the certified level using the LEED 2009 – NC standard within 12 months following completion of the project. Lessor shall provide County with periodic written progress reports, which reports shall contain, without limitation, updated information relative to permit approvals and construction.

5.2 Lessor shall notify County, in writing, forthwith when such planning, entitlement process, related preparation and construction of the Leasehold Improvements have been completed, a Certificate of Occupancy has been issued by the City of Corona, or if no new Certificate of Occupancy is required, then upon acceptance of the improvements by the City of Corona upon final inspection, all

required permits have been obtained and electrical power has been turned on. Within ten (10) days thereafter, County shall schedule and conduct a "job walk" with Lessor for the purpose of accepting the Premises for occupancy. County shall accept the Premises if the improvements are Substantially Complete in accordance with this Exhibit "B" and with Exhibit "F" attached to the Lease (excepting minor punch list items), which Lessor shall complete with due diligence, and County shall not unreasonably withhold or delay approval of completion of same.

5.3 In addition, immediately after the Substantial Completion of the Premises, Lessor shall have prepared and delivered to the County (1) a complete set of "As-Built" drawings showing every detail, latent or otherwise, of such improvements, including but not limited to electrical circuitry and plumbing, and (2) the same complete set of "As-Built" drawings on a computer disk in a CADD format.

SECTION 6 - COMPLETION OF THE COUNTY IMPROVEMENTS; LEASE COMMENCEMENT DATE

6.1 For purposes of this Lease, "Substantial Completion" of the Premises shall occur upon the completion of construction of the Leasehold Improvements in the Premises pursuant to the Approved Working Drawings, with the exception of any punch list items and any County items to be installed by County, and compliance with the requirements of Section 5.2 of this Exhibit. Provided however, that such punch list items do not preclude the useful occupancy of the Premises. Useful occupancy herein defined as the Premises being safe, free of hazard, free of any risk to the safety of County employees and available in all material respects for the use set forth in the Lease.

6.2 The Lease Commencement Date shall occur as set forth in Section 6.1, above.

SECTION 7 - CONSTRUCTION COSTS

7.1 Lessor has provided County with an itemized cost breakdown of the construction costs of the leasehold improvements, attached hereto and made a part hereof as Addendum 1. The costs of all the Leasehold Improvements subject to reimbursement, including but not limited to fixtures, architectural fees and permits, is \$6,193,010.00. If needed, the Parties have budgeted an additional fourteen (14%) percent project contingency for the sole purpose of paying for extra items requested by County during the course of construction for installation of additional leasehold improvements or otherwise necessitated by requests/changes made to the plans by County. The cost for the construction shall be calculated with all labor, materials, permits, and insurance included as costs, and shall be calculated at prevailing wages. The total cost of all the Leasehold Improvements shall not exceed \$7,188,010.00 including the contingency.

7.2 Upon completion of the Leasehold Improvements and within fourteen (14) days of Substantial Completion and acceptance of the Premises by County, Lessor shall provide County with an itemized statement, similar to the cost breakdown form attached as Addendum 1, of the actual costs of the Leasehold Improvements incurred by Lessor, designated as Addendum 1-A, accompanied by vendor, contractor, subcontractor, material man invoices if requested by the County.

SECTION 8 - REIMBURSEMENT FOR LEASEHOLD IMPROVEMENTS AND REIMBURSEMENT FOR FURNITURE, FIXTURES, AND EQUIPMENT ("FF&E")

8.1 In addition to the rent as stated in the Lease, County shall reimburse Lessor, as hereinafter set forth, the actual cost of the Leasehold Improvements on a monthly basis as substantiated by the Addendum 1-A required in Section 7.2 above and related supporting documentation requested by County. In no event shall Lessor be reimbursed an amount in excess of actual costs pursuant to Addendum 1A.

8.2 In the event the costs of the leasehold improvements equal the total of the leasehold improvement costs pursuant to Addendum 1, County shall pay to Lessor a monthly leasehold improvement payment as set forth in the leasehold improvement payment schedule as attached to this Exhibit "B," designed at Exhibit "B-4." The monthly payment shall be based upon the amortized costs of the Addendum 1 costs as set forth in Section 7.1, and shall be amortized over one hundred eighty months (180) months (the "Leasehold Amortization Period") as reimbursement for the costs of improvements made by Lessor. Upon completion of the leasehold improvements, in the event the actual costs in Addendum 1-A are greater or lesser than the estimated costs in Addendum 1, a revised amortization schedule designated Exhibit "B-5" shall be attached to this Exhibit "B" which shall set forth the revised monthly payment to be paid to Lessor to amortize the actual costs. In no event shall Lessor be reimbursed any amount in excess of actual costs nor in excess of the total cost set forth in Sections 7.1 above. Lessor has agreed to separately fund all project signage expenses. County shall have the option to pay Lessor in part or in full the unamortized balance of the Leasehold Improvements at any time from the effectiveness of this Lease until and including the Original Term of this Lease. In the event County makes a partial payment (which prepayment shall be \$500,000 or greater at any time), the remaining balance shall be amortized over the number of the remaining months in the Leasehold Amortization Period at 5.5% interest, and Lessor shall within fourteen (14) days after receiving such payment, provide a revised amortization schedule to County setting forth the revised balance and revised payments and payment schedule. In the event County elects to pay Lessor in part or in full prior to the Commencement Date (as defined in the Lease) and such prepayment together with any other prepayment made under this Section 8.2 and under Section 8.3 below collectively exceeds \$3,000,000.00 in the aggregate (the "Par Prepayment Maximum"), County shall reimburse Lessor for any lender required yield maintenance fees (including make-whole amount) on any prepaid amounts which exceed the Par Prepayment Maximum. In the event County elects to pay Lessor in part or in full at any time during the Original Term after the Commencement Date, County shall reimburse Lessor for any lender yield maintenance

fees (including make-whole amounts) on all amounts paid. For the avoidance of doubt, in the event County elects to make partial payment(s) prior to the Commencement Date and said payment(s) do not exceed in the aggregate the Par Prepayment Maximum, no reimbursement to Lessor for yield maintenance fees, make whole amounts, or any other fees will be required.

8.3 In addition to reimbursement for the Leasehold Improvements, County agrees to reimburse Lessor for the cost of furniture, fixtures, and equipment for the premises in the form of a monthly payment in as set forth in the furniture, fixtures, and equipment payment schedule to be attached to this Exhibit "B" as Exhibit "B-6." The monthly payment shall be based upon the actual costs as set forth in Section 8.4 of this Exhibit "B." County shall have the option to pay Lessor in part or in full the unamortized balance of the furniture, fixtures and equipment at any time from the effectiveness of this Lease until and including the Original Term of this Lease. In the event County makes a partial payment (which prepayment shall be \$500,000 or greater at any time), the remaining balance shall be amortized over the number of the remaining months in the Leasehold Amortization Period at 5.5% interest, and Lessor shall within fourteen (14) days after receiving such payment, provide a revised amortization schedule to County setting forth the revised balance and revised payments and payment schedule. In the event County elects to pay Lessor in part or in full prior to the Commencement Date (as defined in the Lease) and such prepayment together with any other prepayment made under this Section 8.3 and under Section 8.2 above collectively exceeds \$3,000,000.00 in the aggregate (the "Par Prepayment Maximum"), County shall reimburse Lessor for any lender required yield maintenance fees (including make-whole amount) on any prepaid amounts which exceed the Par Prepayment Maximum. In the event County elects to pay Lessor in part or in full at any time during the Original Term after the Commencement Date, County shall reimburse Lessor for any lender yield maintenance fees (including make-whole amounts) on all amounts paid. Lessor agrees to contract with outside vendors to provide the furniture, fixtures, and equipment, subject to County's written approval. For the avoidance of doubt, in the event County elects to make partial payment(s) prior to the Commencement Date and said payment(s) do not exceed in the aggregate the Par Prepayment Maximum, no reimbursement to Lessor for yield maintenance fees, make whole amounts, or any other fees will be required. Lessor shall contract with said vendors for all furniture, fixtures, and equipment and such contract price shall include all furniture, fixtures, and equipment and complete installation costs for turnkey installation. A list of the Furniture, Fixtures, and Equipment is set forth in Exhibit "B-7."

8.4 County shall pay to Lessor an amount not to exceed \$3,910,995.00 for the actual costs of the furniture, fixtures, and equipment made by Lessor on a monthly basis, as set forth in Exhibit "B-6." In no event shall Lessor be reimbursed any amount in excess of actual costs nor in excess of the total amount set forth in this Sections 8.4, however, in the event there is an available contingency balance from the leasehold improvement funds, any available contingency balance may be allocated to the FF&E costs at County's discretion.

All amounts due to Lessor from County pursuant to this Section 8 shall be amortized over the one hundred eighty months and the payment calculated at an annual interest rate of five and one half (5.5%) percent. Such property shall not be removed by County from the Premises (except to the extent such property is replaced with an item of equal or greater value) without the prior written consent of Lessor, until the amortized amount of the improvements is paid in full. All FF& E title ownership shall vest in the County of Riverside.

SECTION 9 - MISCELLANEOUS

9.1 County's Entry Prior to Substantial Completion. Provided that County and its agents do not interfere with Lessor's work in the Premises, Lessor shall allow County access to the Premises prior to the Substantial Completion of the Premises for the purpose of County installing over standard equipment or fixtures (including County's data and telephone equipment) in the Premises. Prior to County's entry into the Premises as permitted by the terms of this Section 9.1, County shall submit a schedule to Lessor, for approval, which schedule shall detail the timing and purpose of County's entry. County shall hold Lessor harmless from and indemnify, protect and defend Lessor against any loss or damage to the Premises and against injury to any persons related to County's entry on to the premises pursuant to this Section 9.1.

9.2 County's Representative. County has designated its Assistant County Executive Officer/EDA as its sole representative with respect to the matters set forth in this Leasehold Improvement Agreement, who, until further notice to Lessor, shall have full authority and responsibility to act on behalf of the County as required in this Leasehold Improvement Agreement.

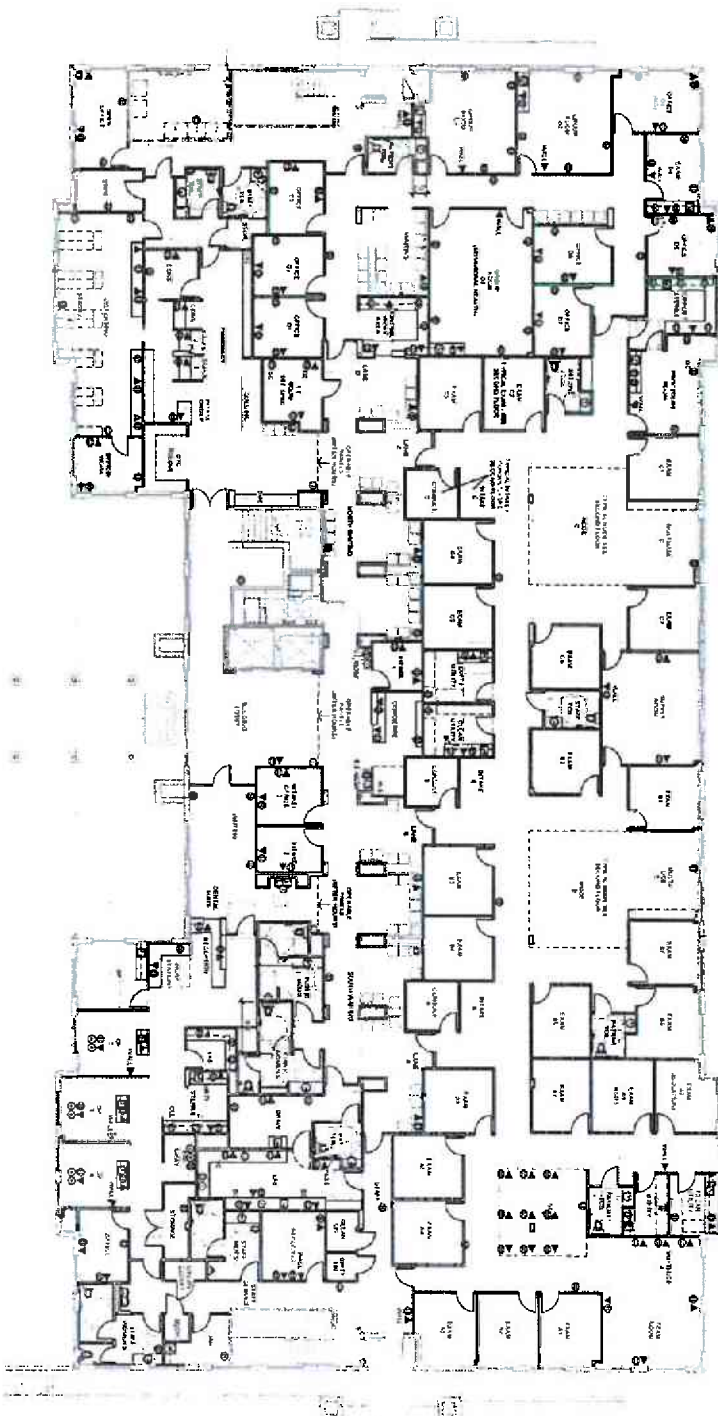
9.3 Lessor's Representative. Lessor has designated Richard Boureston and Brandon Sudweeks as its sole representatives with respect to the matters set forth in this Leasehold Improvement Agreement, who, until further notice to County, shall have full authority and responsibility to act on behalf of the Lessor as required in this Leasehold Improvement Agreement.

9.4 County's Agents. All subcontractors, laborers, material men, and suppliers retained directly by County shall conduct their activities in and around the Premises, in a harmonious relationship with all other subcontractors, laborers, material men and suppliers at the Premises.

9.5 Time of the Essence in this Leasehold Improvement Agreement. Unless otherwise indicated, all references herein to a "number of days" shall mean and refer to calendar days. In all instances where County is required to approve, if no written notice of approval is given within the stated time period or if no timeframe stated, within fifteen (15) days of request the end of such period the item shall automatically be deemed not approved; provided, however, Lessor's requirement for delivery of the Premises

pursuant to Section 4.3 of the Lease shall be extended by one (1) day for each one (1) day after any approval period that such item remains disapproved.

9.6 Default. A default by either party under this Leasehold Improvement Agreement shall be a default under the Lease, and shall be controlled by the terms of the Lease.



OVERALL GROUND FLOOR PLAN



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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Corona Outpatient
Clinic
Corona, Ca



Anthony C. Pinge and Associates
Architects
Planning and
Interior Design
9111 Hill Street, Suite 200
San Diego, CA 92123
619-591-1111



OVERALL SECOND FLOOR PLAN



NO.	DATE	DESCRIPTION

A2.1

Second Floor Plan

Corona Outpatient Clinic
Corona, Ca



Anthony C. Pigna and Associates
Architectural
Interior Design
15115 Harbor Blvd., Suite 200
Irvine, CA 92714
Tel: 949.453.1111
Fax: 949.453.1112
www.acpigna.com

EXHIBIT B-2
WORKING DRAWINGS
RESERVED

EXHIBIT B-3 Construction Schedule

Corona Outpatient Medical Clinic

Preliminary Construction Schedule



7.14.16

ID	Task Name	Duration	Start	Finish	
1	Surveying	3 days	Mon 10/3/16	Wed 10/5/16	
10	Rough Grading	8 days	Wed 10/5/16	Fri 10/14/16	
11	Underground Plumbing	7 days	Fri 10/14/16	Mon 10/24/16	
13	Slab and Foundation Work	20 days	Mon 10/24/16	Fri 11/18/16	
5	Build Panels (1st Raise)	15 days	Mon 11/21/16	Fri 12/9/16	
4	Pour Panels (1st Raise)	5 days	Tue 12/6/16	Mon 12/12/16	
6	Cure Panels (1st Raise)	6 days	Tue 12/13/16	Tue 12/20/16	
21	Lift Panels (1st Raise)	3 days	Wed 12/21/16	Fri 12/23/16	
17	Build Panels (2nd Raise)	10 days	Mon 12/26/16	Fri 1/6/17	
18	Pour Panels (2nd Raise)	4 days	Wed 1/4/17	Mon 1/9/17	
19	Cure Panels (2nd Raise)	6 days	Tue 1/10/17	Tue 1/17/17	
20	Lift Panels (2nd Raise)	3 days	Wed 1/18/17	Fri 1/20/17	
15	Structural Steel	10 days	Mon 1/23/17	Fri 2/3/17	
16	Roof Structure	11 days	Mon 2/6/17	Mon 2/20/17	
3	Pour Strip	4 days	Mon 2/20/17	Thu 2/23/17	
22	Rough Framing	17 days	Tue 2/21/17	Wed 3/15/17	
8	Sewer	10 days	Mon 2/27/17	Fri 3/10/17	
9	Storm Drain	15 days	Mon 3/13/17	Fri 3/31/17	
23	Skylights & Sheet Metal	5 days	Thu 3/16/17	Wed 3/22/17	
14	Roofing	7 days	Thu 3/23/17	Fri 3/31/17	
7	Underground Fire	10 days	Mon 4/3/17	Fri 4/14/17	
12	Underground Domestic	7 days	Mon 4/3/17	Tue 4/11/17	
24	Overhead Fire	25 days	Mon 4/3/17	Fri 5/5/17	
32	Glass & Glazing	30 days	Mon 4/3/17	Fri 5/12/17	
25	Rough H.V.A.C.	25 days	Mon 4/10/17	Fri 5/12/17	
26	Metal Studs	25 days	Mon 4/10/17	Fri 5/12/17	
29	Rough Electrical	25 days	Wed 4/12/17	Tue 5/16/17	
30	Rough Plumbing	26 days	Fri 4/14/17	Fri 5/19/17	
2	SCE/Tel/Cable Underground	10 days	Mon 4/17/17	Fri 4/28/17	
27	AV/Data Backbone	15 days	Mon 4/17/17	Fri 5/5/17	
40	Security Backbone	15 days	Mon 4/17/17	Fri 5/5/17	
44	Site Electric (Pole Lts.)	15 days	Mon 4/17/17	Fri 5/5/17	

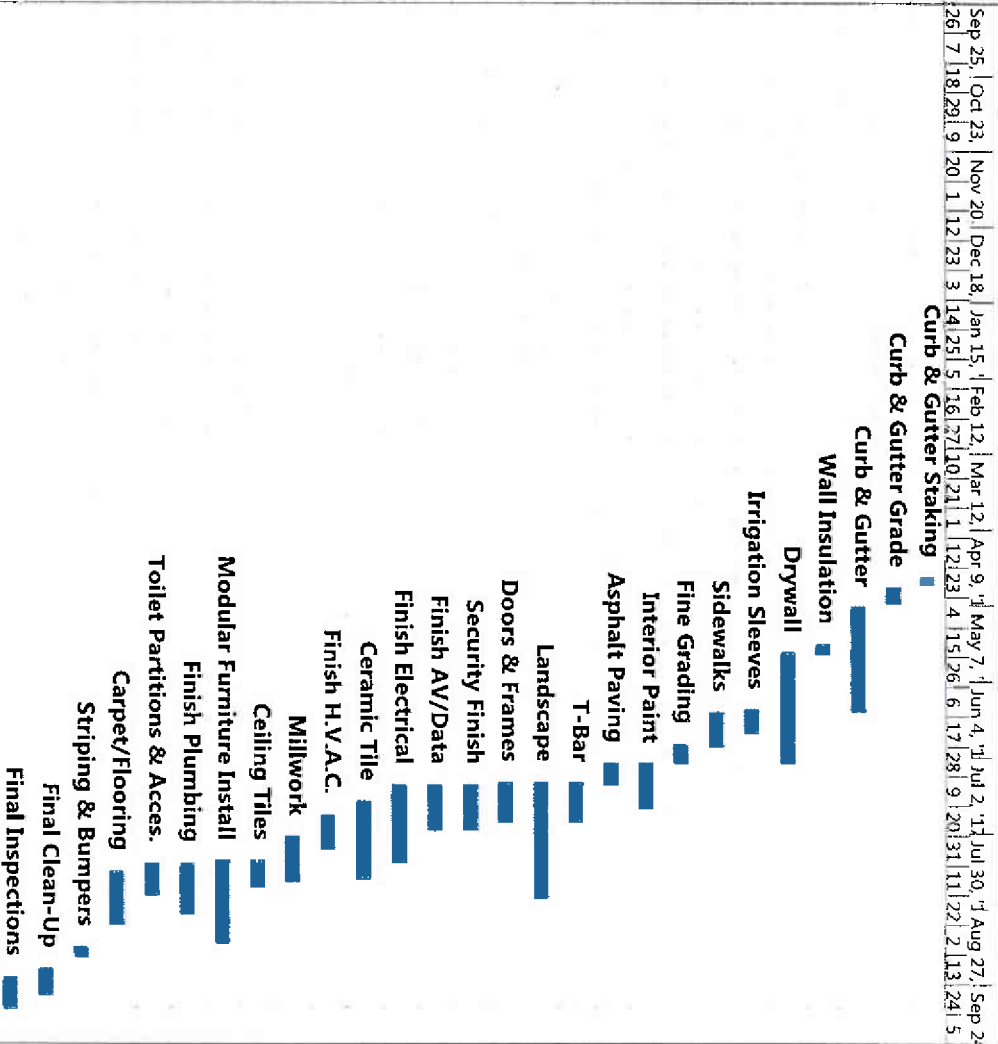
EXHIBIT B-3 Construction Schedule

7.14.16

Corona Outpatient Medical Clinic Preliminary Construction Schedule



ID	Task Name	Duration	Start	Finish
38	Curb & Gutter Staking	2 days	Thu 4/27/17	Fri 4/28/17
39	Curb & Gutter Grade	5 days	Mon 5/1/17	Fri 5/5/17
41	Curb & Gutter	28 days	Mon 5/8/17	Wed 6/14/17
28	Wall Insulation	3 days	Mon 5/22/17	Wed 5/24/17
31	Drywall	28 days	Thu 5/25/17	Mon 7/3/17
42	Irrigation Sleeves	6 days	Thu 6/15/17	Thu 6/22/17
47	Sidewalks	8 days	Fri 6/16/17	Tue 6/27/17
49	Fine Grading	4 days	Wed 6/28/17	Mon 7/3/17
43	Interior Paint	12 days	Wed 7/5/17	Thu 7/20/17
50	Asphalt Paving	5 days	Wed 7/5/17	Tue 7/11/17
33	T-Bar	10 days	Wed 7/12/17	Tue 7/25/17
45	Landscape	30 days	Wed 7/12/17	Tue 8/22/17
48	Doors & Frames	10 days	Wed 7/12/17	Tue 7/25/17
34	Security Finish	12 days	Thu 7/13/17	Fri 7/28/17
35	Finish AV/Data	12 days	Thu 7/13/17	Fri 7/28/17
37	Finish Electrical	20 days	Thu 7/13/17	Wed 8/9/17
53	Ceramic Tile	20 days	Wed 7/19/17	Tue 8/15/17
36	Finish H.V.A.C.	10 days	Mon 7/24/17	Fri 8/4/17
52	Millwork	12 days	Tue 8/1/17	Wed 8/16/17
46	Ceiling Tiles	7 days	Thu 8/10/17	Fri 8/18/17
51	Modular Furniture Install	22 days	Thu 8/10/17	Fri 9/8/17
54	Finish Plumbing	12 days	Fri 8/11/17	Mon 8/28/17
55	Toilet Partitions & Acces.	7 days	Fri 8/11/17	Mon 8/21/17
57	Carpet/Flooring	15 days	Mon 8/14/17	Fri 9/1/17
56	Stripping & Bumpers	3 days	Mon 9/11/17	Wed 9/13/17
58	Final Clean-Up	7 days	Tue 9/19/17	Wed 9/27/17
59	Final Inspections	7 days	Fri 9/22/17	Mon 10/2/17



LOAN AMORTIZATION SCHEDULE EXHIBIT B-4

ENTER VALUES

Loan amount	\$6,193,010.00
Annual interest rate	5.50%
Loan period in years	15
Number of payments per year	12
Start date of loan	9/1/2017

LOAN SUMMARY

Scheduled payment	\$50,602.06
Scheduled number of payments	180
Actual number of payments	180

Optional extra payments \$ -

LENDER NAME Corona Medical Arts Plaza, LLC

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	9/1/2017	\$6,193,010.00	\$50,602.06	\$0.00	\$50,602.06	\$22,217.43	\$28,384.63	\$6,170,792.57	\$28,384.63
2	10/1/2017	\$6,170,792.57	\$50,602.06	\$0.00	\$50,602.06	\$22,319.26	\$28,282.80	\$6,148,473.31	\$56,667.43
3	11/1/2017	\$6,148,473.31	\$50,602.06	\$0.00	\$50,602.06	\$22,421.56	\$28,180.50	\$6,126,051.75	\$84,847.93
4	12/1/2017	\$6,126,051.75	\$50,602.06	\$0.00	\$50,602.06	\$22,524.32	\$28,077.74	\$6,103,527.43	\$112,925.67
5	1/1/2018	\$6,103,527.43	\$50,602.06	\$0.00	\$50,602.06	\$22,627.56	\$27,974.50	\$6,080,899.87	\$140,900.17
6	2/1/2018	\$6,080,899.87	\$50,602.06	\$0.00	\$50,602.06	\$22,731.27	\$27,870.79	\$6,058,168.60	\$168,770.96
7	3/1/2018	\$6,058,168.60	\$50,602.06	\$0.00	\$50,602.06	\$22,835.45	\$27,766.61	\$6,035,333.15	\$196,537.57
8	4/1/2018	\$6,035,333.15	\$50,602.06	\$0.00	\$50,602.06	\$22,940.12	\$27,661.94	\$6,012,393.03	\$224,199.51
9	5/1/2018	\$6,012,393.03	\$50,602.06	\$0.00	\$50,602.06	\$23,045.26	\$27,556.80	\$5,989,347.77	\$251,756.31
10	6/1/2018	\$5,989,347.77	\$50,602.06	\$0.00	\$50,602.06	\$23,150.88	\$27,451.18	\$5,966,196.89	\$279,207.49
11	7/1/2018	\$5,966,196.89	\$50,602.06	\$0.00	\$50,602.06	\$23,256.99	\$27,345.07	\$5,942,939.90	\$306,552.56
12	8/1/2018	\$5,942,939.90	\$50,602.06	\$0.00	\$50,602.06	\$23,363.59	\$27,238.47	\$5,919,576.31	\$333,791.03
13	9/1/2018	\$5,919,576.31	\$50,602.06	\$0.00	\$50,602.06	\$23,470.67	\$27,131.39	\$5,896,105.64	\$360,922.42
14	10/1/2018	\$5,896,105.64	\$50,602.06	\$0.00	\$50,602.06	\$23,578.24	\$27,023.82	\$5,872,527.40	\$387,946.24
15	11/1/2018	\$5,872,527.40	\$50,602.06	\$0.00	\$50,602.06	\$23,686.31	\$26,915.75	\$5,848,841.09	\$414,861.99
16	12/1/2018	\$5,848,841.09	\$50,602.06	\$0.00	\$50,602.06	\$23,794.87	\$26,807.19	\$5,825,046.22	\$441,669.18
17	1/1/2019	\$5,825,046.22	\$50,602.06	\$0.00	\$50,602.06	\$23,903.93	\$26,698.13	\$5,801,142.29	\$468,367.31
18	2/1/2019	\$5,801,142.29	\$50,602.06	\$0.00	\$50,602.06	\$24,013.49	\$26,588.57	\$5,777,128.80	\$494,955.88
19	3/1/2019	\$5,777,128.80	\$50,602.06	\$0.00	\$50,602.06	\$24,123.55	\$26,478.51	\$5,753,005.24	\$521,434.38
20	4/1/2019	\$5,753,005.24	\$50,602.06	\$0.00	\$50,602.06	\$24,234.12	\$26,367.94	\$5,728,771.12	\$547,802.32
21	5/1/2019	\$5,728,771.12	\$50,602.06	\$0.00	\$50,602.06	\$24,345.19	\$26,256.87	\$5,704,425.93	\$574,059.19
22	6/1/2019	\$5,704,425.93	\$50,602.06	\$0.00	\$50,602.06	\$24,456.77	\$26,145.29	\$5,679,969.16	\$600,204.48
23	7/1/2019	\$5,679,969.16	\$50,602.06	\$0.00	\$50,602.06	\$24,568.87	\$26,033.19	\$5,655,400.29	\$626,237.67
24	8/1/2019	\$5,655,400.29	\$50,602.06	\$0.00	\$50,602.06	\$24,681.48	\$25,920.58	\$5,630,718.81	\$652,158.25
25	9/1/2019	\$5,630,718.81	\$50,602.06	\$0.00	\$50,602.06	\$24,794.60	\$25,807.46	\$5,605,924.21	\$677,965.72
26	10/1/2019	\$5,605,924.21	\$50,602.06	\$0.00	\$50,602.06	\$24,908.24	\$25,693.82	\$5,581,015.97	\$703,659.54
27	11/1/2019	\$5,581,015.97	\$50,602.06	\$0.00	\$50,602.06	\$25,022.40	\$25,579.66	\$5,555,993.57	\$729,239.19
28	12/1/2019	\$5,555,993.57	\$50,602.06	\$0.00	\$50,602.06	\$25,137.09	\$25,464.97	\$5,530,856.48	\$754,704.16
29	1/1/2020	\$5,530,856.48	\$50,602.06	\$0.00	\$50,602.06	\$25,252.30	\$25,349.76	\$5,505,604.18	\$780,053.92
30	2/1/2020	\$5,505,604.18	\$50,602.06	\$0.00	\$50,602.06	\$25,368.04	\$25,234.02	\$5,480,236.14	\$805,287.94

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
31	3/1/2020	\$5,480,236.14	\$50,602.06	\$0.00	\$50,602.06	\$25,484.31	\$25,117.75	\$5,454,751.83	\$830,405.69
32	4/1/2020	\$5,454,751.83	\$50,602.06	\$0.00	\$50,602.06	\$25,601.11	\$25,000.95	\$5,429,150.71	\$855,406.64
33	5/1/2020	\$5,429,150.71	\$50,602.06	\$0.00	\$50,602.06	\$25,718.45	\$24,883.61	\$5,403,432.26	\$880,290.24
34	6/1/2020	\$5,403,432.26	\$50,602.06	\$0.00	\$50,602.06	\$25,836.33	\$24,765.73	\$5,377,595.93	\$905,055.97
35	7/1/2020	\$5,377,595.93	\$50,602.06	\$0.00	\$50,602.06	\$25,954.75	\$24,647.31	\$5,351,641.19	\$929,703.29
36	8/1/2020	\$5,351,641.19	\$50,602.06	\$0.00	\$50,602.06	\$26,073.70	\$24,528.36	\$5,325,567.48	\$954,231.64
37	9/1/2020	\$5,325,567.48	\$50,602.06	\$0.00	\$50,602.06	\$26,193.21	\$24,408.85	\$5,299,374.27	\$978,640.49
38	10/1/2020	\$5,299,374.27	\$50,602.06	\$0.00	\$50,602.06	\$26,313.26	\$24,288.80	\$5,273,061.01	\$1,002,929.29
39	11/1/2020	\$5,273,061.01	\$50,602.06	\$0.00	\$50,602.06	\$26,433.86	\$24,168.20	\$5,246,627.15	\$1,027,097.49
40	12/1/2020	\$5,246,627.15	\$50,602.06	\$0.00	\$50,602.06	\$26,555.02	\$24,047.04	\$5,220,072.13	\$1,051,144.53
41	1/1/2021	\$5,220,072.13	\$50,602.06	\$0.00	\$50,602.06	\$26,676.73	\$23,925.33	\$5,193,395.40	\$1,075,069.86
42	2/1/2021	\$5,193,395.40	\$50,602.06	\$0.00	\$50,602.06	\$26,799.00	\$23,803.06	\$5,166,596.40	\$1,098,872.92
43	3/1/2021	\$5,166,596.40	\$50,602.06	\$0.00	\$50,602.06	\$26,921.83	\$23,680.23	\$5,139,674.58	\$1,122,553.16
44	4/1/2021	\$5,139,674.58	\$50,602.06	\$0.00	\$50,602.06	\$27,045.22	\$23,556.84	\$5,112,629.36	\$1,146,110.00
45	5/1/2021	\$5,112,629.36	\$50,602.06	\$0.00	\$50,602.06	\$27,169.18	\$23,432.88	\$5,085,460.18	\$1,169,542.88
46	6/1/2021	\$5,085,460.18	\$50,602.06	\$0.00	\$50,602.06	\$27,293.70	\$23,308.36	\$5,058,166.48	\$1,192,851.24
47	7/1/2021	\$5,058,166.48	\$50,602.06	\$0.00	\$50,602.06	\$27,418.80	\$23,183.26	\$5,030,747.68	\$1,216,034.51
48	8/1/2021	\$5,030,747.68	\$50,602.06	\$0.00	\$50,602.06	\$27,544.47	\$23,057.59	\$5,003,203.22	\$1,239,092.10
49	9/1/2021	\$5,003,203.22	\$50,602.06	\$0.00	\$50,602.06	\$27,670.71	\$22,931.35	\$4,975,532.50	\$1,262,023.45
50	10/1/2021	\$4,975,532.50	\$50,602.06	\$0.00	\$50,602.06	\$27,797.54	\$22,804.52	\$4,947,734.97	\$1,284,827.97
51	11/1/2021	\$4,947,734.97	\$50,602.06	\$0.00	\$50,602.06	\$27,924.94	\$22,677.12	\$4,919,810.03	\$1,307,505.09
52	12/1/2021	\$4,919,810.03	\$50,602.06	\$0.00	\$50,602.06	\$28,052.93	\$22,549.13	\$4,891,757.10	\$1,330,054.22
53	1/1/2022	\$4,891,757.10	\$50,602.06	\$0.00	\$50,602.06	\$28,181.51	\$22,420.55	\$4,863,575.59	\$1,352,474.77
54	2/1/2022	\$4,863,575.59	\$50,602.06	\$0.00	\$50,602.06	\$28,310.67	\$22,291.39	\$4,835,264.92	\$1,374,766.16
55	3/1/2022	\$4,835,264.92	\$50,602.06	\$0.00	\$50,602.06	\$28,440.43	\$22,161.63	\$4,806,824.49	\$1,396,927.79
56	4/1/2022	\$4,806,824.49	\$50,602.06	\$0.00	\$50,602.06	\$28,570.78	\$22,031.28	\$4,778,253.71	\$1,418,959.07
57	5/1/2022	\$4,778,253.71	\$50,602.06	\$0.00	\$50,602.06	\$28,701.73	\$21,900.33	\$4,749,551.98	\$1,440,859.40
58	6/1/2022	\$4,749,551.98	\$50,602.06	\$0.00	\$50,602.06	\$28,833.28	\$21,768.78	\$4,720,718.70	\$1,462,628.18
59	7/1/2022	\$4,720,718.70	\$50,602.06	\$0.00	\$50,602.06	\$28,965.43	\$21,636.63	\$4,691,753.26	\$1,484,264.81
60	8/1/2022	\$4,691,753.26	\$50,602.06	\$0.00	\$50,602.06	\$29,098.19	\$21,503.87	\$4,662,655.07	\$1,505,768.68
61	9/1/2022	\$4,662,655.07	\$50,602.06	\$0.00	\$50,602.06	\$29,231.56	\$21,370.50	\$4,633,423.52	\$1,527,139.18
62	10/1/2022	\$4,633,423.52	\$50,602.06	\$0.00	\$50,602.06	\$29,365.54	\$21,236.52	\$4,604,057.98	\$1,548,375.70
63	11/1/2022	\$4,604,057.98	\$50,602.06	\$0.00	\$50,602.06	\$29,500.13	\$21,101.93	\$4,574,557.85	\$1,569,477.64
64	12/1/2022	\$4,574,557.85	\$50,602.06	\$0.00	\$50,602.06	\$29,635.34	\$20,966.72	\$4,544,922.52	\$1,590,444.36
65	1/1/2023	\$4,544,922.52	\$50,602.06	\$0.00	\$50,602.06	\$29,771.17	\$20,830.89	\$4,515,151.35	\$1,611,275.25
66	2/1/2023	\$4,515,151.35	\$50,602.06	\$0.00	\$50,602.06	\$29,907.62	\$20,694.44	\$4,485,243.73	\$1,631,969.70
67	3/1/2023	\$4,485,243.73	\$50,602.06	\$0.00	\$50,602.06	\$30,044.69	\$20,557.37	\$4,455,199.04	\$1,652,527.07
68	4/1/2023	\$4,455,199.04	\$50,602.06	\$0.00	\$50,602.06	\$30,182.40	\$20,419.66	\$4,425,016.64	\$1,672,946.73
69	5/1/2023	\$4,425,016.64	\$50,602.06	\$0.00	\$50,602.06	\$30,320.73	\$20,281.33	\$4,394,695.91	\$1,693,228.05
70	6/1/2023	\$4,394,695.91	\$50,602.06	\$0.00	\$50,602.06	\$30,459.70	\$20,142.36	\$4,364,236.21	\$1,713,370.41
71	7/1/2023	\$4,364,236.21	\$50,602.06	\$0.00	\$50,602.06	\$30,599.31	\$20,002.75	\$4,333,636.90	\$1,733,373.16
72	8/1/2023	\$4,333,636.90	\$50,602.06	\$0.00	\$50,602.06	\$30,739.56	\$19,862.50	\$4,302,897.34	\$1,753,235.66

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
73	9/1/2023	\$4,302,897.34	\$50,602.06	\$0.00	\$50,602.06	\$30,880.45	\$19,721.61	\$4,272,016.89	\$1,772,957.27
74	10/1/2023	\$4,272,016.89	\$50,602.06	\$0.00	\$50,602.06	\$31,021.98	\$19,580.08	\$4,240,994.91	\$1,792,537.35
75	11/1/2023	\$4,240,994.91	\$50,602.06	\$0.00	\$50,602.06	\$31,164.17	\$19,437.89	\$4,209,830.74	\$1,811,975.25
76	12/1/2023	\$4,209,830.74	\$50,602.06	\$0.00	\$50,602.06	\$31,307.00	\$19,295.06	\$4,178,523.74	\$1,831,270.30
77	1/1/2024	\$4,178,523.74	\$50,602.06	\$0.00	\$50,602.06	\$31,450.49	\$19,151.57	\$4,147,073.25	\$1,850,421.87
78	2/1/2024	\$4,147,073.25	\$50,602.06	\$0.00	\$50,602.06	\$31,594.64	\$19,007.42	\$4,115,478.60	\$1,869,429.29
79	3/1/2024	\$4,115,478.60	\$50,602.06	\$0.00	\$50,602.06	\$31,739.45	\$18,862.61	\$4,083,739.15	\$1,888,291.90
80	4/1/2024	\$4,083,739.15	\$50,602.06	\$0.00	\$50,602.06	\$31,884.92	\$18,717.14	\$4,051,854.23	\$1,907,009.04
81	5/1/2024	\$4,051,854.23	\$50,602.06	\$0.00	\$50,602.06	\$32,031.06	\$18,571.00	\$4,019,823.17	\$1,925,580.04
82	6/1/2024	\$4,019,823.17	\$50,602.06	\$0.00	\$50,602.06	\$32,177.87	\$18,424.19	\$3,987,645.30	\$1,944,004.23
83	7/1/2024	\$3,987,645.30	\$50,602.06	\$0.00	\$50,602.06	\$32,325.35	\$18,276.71	\$3,955,319.95	\$1,962,280.93
84	8/1/2024	\$3,955,319.95	\$50,602.06	\$0.00	\$50,602.06	\$32,473.51	\$18,128.55	\$3,922,846.44	\$1,980,409.48
85	9/1/2024	\$3,922,846.44	\$50,602.06	\$0.00	\$50,602.06	\$32,622.35	\$17,979.71	\$3,890,224.09	\$1,998,389.20
86	10/1/2024	\$3,890,224.09	\$50,602.06	\$0.00	\$50,602.06	\$32,771.87	\$17,830.19	\$3,857,452.22	\$2,016,219.39
87	11/1/2024	\$3,857,452.22	\$50,602.06	\$0.00	\$50,602.06	\$32,922.07	\$17,679.99	\$3,824,530.15	\$2,033,899.38
88	12/1/2024	\$3,824,530.15	\$50,602.06	\$0.00	\$50,602.06	\$33,072.96	\$17,529.10	\$3,791,457.19	\$2,051,428.47
89	1/1/2025	\$3,791,457.19	\$50,602.06	\$0.00	\$50,602.06	\$33,224.55	\$17,377.51	\$3,758,232.64	\$2,068,805.99
90	2/1/2025	\$3,758,232.64	\$50,602.06	\$0.00	\$50,602.06	\$33,376.83	\$17,225.23	\$3,724,855.82	\$2,086,031.22
91	3/1/2025	\$3,724,855.82	\$50,602.06	\$0.00	\$50,602.06	\$33,529.80	\$17,072.26	\$3,691,326.01	\$2,103,103.48
92	4/1/2025	\$3,691,326.01	\$50,602.06	\$0.00	\$50,602.06	\$33,683.48	\$16,918.58	\$3,657,642.53	\$2,120,022.05
93	5/1/2025	\$3,657,642.53	\$50,602.06	\$0.00	\$50,602.06	\$33,837.87	\$16,764.19	\$3,623,804.66	\$2,136,786.25
94	6/1/2025	\$3,623,804.66	\$50,602.06	\$0.00	\$50,602.06	\$33,992.96	\$16,609.10	\$3,589,811.71	\$2,153,395.35
95	7/1/2025	\$3,589,811.71	\$50,602.06	\$0.00	\$50,602.06	\$34,148.76	\$16,453.30	\$3,555,662.95	\$2,169,848.66
96	8/1/2025	\$3,555,662.95	\$50,602.06	\$0.00	\$50,602.06	\$34,305.27	\$16,296.79	\$3,521,357.68	\$2,186,145.45
97	9/1/2025	\$3,521,357.68	\$50,602.06	\$0.00	\$50,602.06	\$34,462.50	\$16,139.56	\$3,486,895.18	\$2,202,285.00
98	10/1/2025	\$3,486,895.18	\$50,602.06	\$0.00	\$50,602.06	\$34,620.46	\$15,981.60	\$3,452,274.72	\$2,218,266.60
99	11/1/2025	\$3,452,274.72	\$50,602.06	\$0.00	\$50,602.06	\$34,779.13	\$15,822.93	\$3,417,495.58	\$2,234,089.53
100	12/1/2025	\$3,417,495.58	\$50,602.06	\$0.00	\$50,602.06	\$34,938.54	\$15,663.52	\$3,382,557.05	\$2,249,753.05
101	1/1/2026	\$3,382,557.05	\$50,602.06	\$0.00	\$50,602.06	\$35,098.67	\$15,503.39	\$3,347,458.37	\$2,265,256.44
102	2/1/2026	\$3,347,458.37	\$50,602.06	\$0.00	\$50,602.06	\$35,259.54	\$15,342.52	\$3,312,198.83	\$2,280,598.96
103	3/1/2026	\$3,312,198.83	\$50,602.06	\$0.00	\$50,602.06	\$35,421.15	\$15,180.91	\$3,276,777.68	\$2,295,779.87
104	4/1/2026	\$3,276,777.68	\$50,602.06	\$0.00	\$50,602.06	\$35,583.50	\$15,018.56	\$3,241,194.19	\$2,310,798.43
105	5/1/2026	\$3,241,194.19	\$50,602.06	\$0.00	\$50,602.06	\$35,746.59	\$14,855.47	\$3,205,447.60	\$2,325,653.90
106	6/1/2026	\$3,205,447.60	\$50,602.06	\$0.00	\$50,602.06	\$35,910.43	\$14,691.63	\$3,169,537.17	\$2,340,345.54
107	7/1/2026	\$3,169,537.17	\$50,602.06	\$0.00	\$50,602.06	\$36,075.01	\$14,527.05	\$3,133,462.16	\$2,354,872.58
108	8/1/2026	\$3,133,462.16	\$50,602.06	\$0.00	\$50,602.06	\$36,240.36	\$14,361.70	\$3,097,221.80	\$2,369,234.29
109	9/1/2026	\$3,097,221.80	\$50,602.06	\$0.00	\$50,602.06	\$36,406.46	\$14,195.60	\$3,060,815.34	\$2,383,429.89
110	10/1/2026	\$3,060,815.34	\$50,602.06	\$0.00	\$50,602.06	\$36,573.32	\$14,028.74	\$3,024,242.02	\$2,397,458.62
111	11/1/2026	\$3,024,242.02	\$50,602.06	\$0.00	\$50,602.06	\$36,740.95	\$13,861.11	\$2,987,501.07	\$2,411,319.73
112	12/1/2026	\$2,987,501.07	\$50,602.06	\$0.00	\$50,602.06	\$36,909.35	\$13,692.71	\$2,950,591.72	\$2,425,012.45
113	1/1/2027	\$2,950,591.72	\$50,602.06	\$0.00	\$50,602.06	\$37,078.51	\$13,523.55	\$2,913,513.20	\$2,438,535.99
114	2/1/2027	\$2,913,513.20	\$50,602.06	\$0.00	\$50,602.06	\$37,248.46	\$13,353.60	\$2,876,264.75	\$2,451,889.59

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
115	3/1/2027	\$2,876,264.75	\$50,602.06	\$0.00	\$50,602.06	\$37,419.18	\$13,182.88	\$2,838,845.57	\$2,465,072.47
116	4/1/2027	\$2,838,845.57	\$50,602.06	\$0.00	\$50,602.06	\$37,590.68	\$13,011.38	\$2,801,254.88	\$2,478,083.85
117	5/1/2027	\$2,801,254.88	\$50,602.06	\$0.00	\$50,602.06	\$37,762.98	\$12,839.08	\$2,763,491.91	\$2,490,922.93
118	6/1/2027	\$2,763,491.91	\$50,602.06	\$0.00	\$50,602.06	\$37,936.06	\$12,666.00	\$2,725,555.85	\$2,503,588.94
119	7/1/2027	\$2,725,555.85	\$50,602.06	\$0.00	\$50,602.06	\$38,109.93	\$12,492.13	\$2,687,445.92	\$2,516,081.07
120	8/1/2027	\$2,687,445.92	\$50,602.06	\$0.00	\$50,602.06	\$38,284.60	\$12,317.46	\$2,649,161.32	\$2,528,398.53
121	9/1/2027	\$2,649,161.32	\$50,602.06	\$0.00	\$50,602.06	\$38,460.07	\$12,141.99	\$2,610,701.25	\$2,540,540.52
122	10/1/2027	\$2,610,701.25	\$50,602.06	\$0.00	\$50,602.06	\$38,636.35	\$11,965.71	\$2,572,064.91	\$2,552,506.23
123	11/1/2027	\$2,572,064.91	\$50,602.06	\$0.00	\$50,602.06	\$38,813.43	\$11,788.63	\$2,533,251.48	\$2,564,294.86
124	12/1/2027	\$2,533,251.48	\$50,602.06	\$0.00	\$50,602.06	\$38,991.32	\$11,610.74	\$2,494,260.15	\$2,575,905.60
125	1/1/2028	\$2,494,260.15	\$50,602.06	\$0.00	\$50,602.06	\$39,170.03	\$11,432.03	\$2,455,090.12	\$2,587,337.63
126	2/1/2028	\$2,455,090.12	\$50,602.06	\$0.00	\$50,602.06	\$39,349.56	\$11,252.50	\$2,415,740.56	\$2,598,590.12
127	3/1/2028	\$2,415,740.56	\$50,602.06	\$0.00	\$50,602.06	\$39,529.92	\$11,072.14	\$2,376,210.64	\$2,609,662.27
128	4/1/2028	\$2,376,210.64	\$50,602.06	\$0.00	\$50,602.06	\$39,711.09	\$10,890.97	\$2,336,499.54	\$2,620,553.23
129	5/1/2028	\$2,336,499.54	\$50,602.06	\$0.00	\$50,602.06	\$39,893.10	\$10,708.96	\$2,296,606.44	\$2,631,262.19
130	6/1/2028	\$2,296,606.44	\$50,602.06	\$0.00	\$50,602.06	\$40,075.95	\$10,526.11	\$2,256,530.49	\$2,641,788.30
131	7/1/2028	\$2,256,530.49	\$50,602.06	\$0.00	\$50,602.06	\$40,259.63	\$10,342.43	\$2,216,270.87	\$2,652,130.73
132	8/1/2028	\$2,216,270.87	\$50,602.06	\$0.00	\$50,602.06	\$40,444.15	\$10,157.91	\$2,175,826.71	\$2,662,288.64
133	9/1/2028	\$2,175,826.71	\$50,602.06	\$0.00	\$50,602.06	\$40,629.52	\$9,972.54	\$2,135,197.19	\$2,672,261.18
134	10/1/2028	\$2,135,197.19	\$50,602.06	\$0.00	\$50,602.06	\$40,815.74	\$9,786.32	\$2,094,381.45	\$2,682,047.50
135	11/1/2028	\$2,094,381.45	\$50,602.06	\$0.00	\$50,602.06	\$41,002.81	\$9,599.25	\$2,053,378.64	\$2,691,646.75
136	12/1/2028	\$2,053,378.64	\$50,602.06	\$0.00	\$50,602.06	\$41,190.74	\$9,411.32	\$2,012,187.90	\$2,701,058.07
137	1/1/2029	\$2,012,187.90	\$50,602.06	\$0.00	\$50,602.06	\$41,379.53	\$9,222.53	\$1,970,808.37	\$2,710,280.59
138	2/1/2029	\$1,970,808.37	\$50,602.06	\$0.00	\$50,602.06	\$41,569.19	\$9,032.87	\$1,929,239.18	\$2,719,313.47
139	3/1/2029	\$1,929,239.18	\$50,602.06	\$0.00	\$50,602.06	\$41,759.71	\$8,842.35	\$1,887,479.47	\$2,728,155.81
140	4/1/2029	\$1,887,479.47	\$50,602.06	\$0.00	\$50,602.06	\$41,951.11	\$8,650.95	\$1,845,528.35	\$2,736,806.76
141	5/1/2029	\$1,845,528.35	\$50,602.06	\$0.00	\$50,602.06	\$42,143.39	\$8,458.67	\$1,803,384.96	\$2,745,265.43
142	6/1/2029	\$1,803,384.96	\$50,602.06	\$0.00	\$50,602.06	\$42,336.55	\$8,265.51	\$1,761,048.42	\$2,753,530.95
143	7/1/2029	\$1,761,048.42	\$50,602.06	\$0.00	\$50,602.06	\$42,530.59	\$8,071.47	\$1,718,517.83	\$2,761,602.42
144	8/1/2029	\$1,718,517.83	\$50,602.06	\$0.00	\$50,602.06	\$42,725.52	\$7,876.54	\$1,675,792.31	\$2,769,478.96
145	9/1/2029	\$1,675,792.31	\$50,602.06	\$0.00	\$50,602.06	\$42,921.35	\$7,680.71	\$1,632,870.97	\$2,777,159.67
146	10/1/2029	\$1,632,870.97	\$50,602.06	\$0.00	\$50,602.06	\$43,118.07	\$7,483.99	\$1,589,752.90	\$2,784,643.66
147	11/1/2029	\$1,589,752.90	\$50,602.06	\$0.00	\$50,602.06	\$43,315.69	\$7,286.37	\$1,546,437.20	\$2,791,930.03
148	12/1/2029	\$1,546,437.20	\$50,602.06	\$0.00	\$50,602.06	\$43,514.22	\$7,087.84	\$1,502,922.98	\$2,799,017.87
149	1/1/2030	\$1,502,922.98	\$50,602.06	\$0.00	\$50,602.06	\$43,713.66	\$6,888.40	\$1,459,209.32	\$2,805,906.27
150	2/1/2030	\$1,459,209.32	\$50,602.06	\$0.00	\$50,602.06	\$43,914.02	\$6,688.04	\$1,415,295.30	\$2,812,594.31
151	3/1/2030	\$1,415,295.30	\$50,602.06	\$0.00	\$50,602.06	\$44,115.29	\$6,486.77	\$1,371,180.01	\$2,819,081.08
152	4/1/2030	\$1,371,180.01	\$50,602.06	\$0.00	\$50,602.06	\$44,317.49	\$6,284.58	\$1,326,862.53	\$2,825,365.65
153	5/1/2030	\$1,326,862.53	\$50,602.06	\$0.00	\$50,602.06	\$44,520.61	\$6,081.45	\$1,282,341.92	\$2,831,447.11
154	6/1/2030	\$1,282,341.92	\$50,602.06	\$0.00	\$50,602.06	\$44,724.66	\$5,877.40	\$1,237,617.26	\$2,837,324.51
155	7/1/2030	\$1,237,617.26	\$50,602.06	\$0.00	\$50,602.06	\$44,929.65	\$5,672.41	\$1,192,687.61	\$2,842,996.92
156	8/1/2030	\$1,192,687.61	\$50,602.06	\$0.00	\$50,602.06	\$45,135.58	\$5,466.48	\$1,147,552.04	\$2,848,463.41

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
157	9/1/2030	\$1,147,552.04	\$50,602.06	\$0.00	\$50,602.06	\$45,342.45	\$5,259.61	\$1,102,209.59	\$2,853,723.02
158	10/1/2030	\$1,102,209.59	\$50,602.06	\$0.00	\$50,602.06	\$45,550.27	\$5,051.79	\$1,056,659.32	\$2,858,774.81
159	11/1/2030	\$1,056,659.32	\$50,602.06	\$0.00	\$50,602.06	\$45,759.04	\$4,843.02	\$1,010,900.29	\$2,863,617.83
160	12/1/2030	\$1,010,900.29	\$50,602.06	\$0.00	\$50,602.06	\$45,968.77	\$4,633.29	\$964,931.52	\$2,868,251.13
161	1/1/2031	\$964,931.52	\$50,602.06	\$0.00	\$50,602.06	\$46,179.46	\$4,422.60	\$918,752.06	\$2,872,673.73
162	2/1/2031	\$918,752.06	\$50,602.06	\$0.00	\$50,602.06	\$46,391.11	\$4,210.95	\$872,360.95	\$2,876,884.68
163	3/1/2031	\$872,360.95	\$50,602.06	\$0.00	\$50,602.06	\$46,603.74	\$3,998.32	\$825,757.21	\$2,880,883.00
164	4/1/2031	\$825,757.21	\$50,602.06	\$0.00	\$50,602.06	\$46,817.34	\$3,784.72	\$778,939.87	\$2,884,667.72
165	5/1/2031	\$778,939.87	\$50,602.06	\$0.00	\$50,602.06	\$47,031.92	\$3,570.14	\$731,907.95	\$2,888,237.86
166	6/1/2031	\$731,907.95	\$50,602.06	\$0.00	\$50,602.06	\$47,247.48	\$3,354.58	\$684,660.47	\$2,891,592.44
167	7/1/2031	\$684,660.47	\$50,602.06	\$0.00	\$50,602.06	\$47,464.03	\$3,138.03	\$637,196.44	\$2,894,730.47
168	8/1/2031	\$637,196.44	\$50,602.06	\$0.00	\$50,602.06	\$47,681.58	\$2,920.48	\$589,514.86	\$2,897,650.95
169	9/1/2031	\$589,514.86	\$50,602.06	\$0.00	\$50,602.06	\$47,900.12	\$2,701.94	\$541,614.74	\$2,900,352.89
170	10/1/2031	\$541,614.74	\$50,602.06	\$0.00	\$50,602.06	\$48,119.66	\$2,482.40	\$493,495.08	\$2,902,835.29
171	11/1/2031	\$493,495.08	\$50,602.06	\$0.00	\$50,602.06	\$48,340.21	\$2,261.85	\$445,154.88	\$2,905,097.15
172	12/1/2031	\$445,154.88	\$50,602.06	\$0.00	\$50,602.06	\$48,561.77	\$2,040.29	\$396,593.11	\$2,907,137.44
173	1/1/2032	\$396,593.11	\$50,602.06	\$0.00	\$50,602.06	\$48,784.34	\$1,817.72	\$347,808.77	\$2,908,955.16
174	2/1/2032	\$347,808.77	\$50,602.06	\$0.00	\$50,602.06	\$49,007.94	\$1,594.12	\$298,800.83	\$2,910,549.28
175	3/1/2032	\$298,800.83	\$50,602.06	\$0.00	\$50,602.06	\$49,232.56	\$1,369.50	\$249,568.28	\$2,911,918.78
176	4/1/2032	\$249,568.28	\$50,602.06	\$0.00	\$50,602.06	\$49,458.21	\$1,143.85	\$200,110.07	\$2,913,062.64
177	5/1/2032	\$200,110.07	\$50,602.06	\$0.00	\$50,602.06	\$49,684.89	\$917.17	\$150,425.18	\$2,913,979.81
178	6/1/2032	\$150,425.18	\$50,602.06	\$0.00	\$50,602.06	\$49,912.61	\$689.45	\$100,512.57	\$2,914,669.26
179	7/1/2032	\$100,512.57	\$50,602.06	\$0.00	\$50,602.06	\$50,141.38	\$460.68	\$50,371.19	\$2,915,129.94
180	8/1/2032	\$50,371.19	\$50,602.06	\$0.00	\$50,371.19	\$50,140.32	\$230.87	\$0.00	\$2,915,360.81

LOAN AMORTIZATION SCHEDULE

EXHIBIT B-5

ENTER VALUES

Loan amount	\$7,188,010.00
Annual interest rate	5.50%
Loan period in years	15
Number of payments per year	12
Start date of loan	9/1/2017

Optional extra payments \$ -

LOAN SUMMARY

Scheduled payment	\$58,732.04
Scheduled number of payments	180
Actual number of payments	180

LENDER NAME Corona Medical Arts Plaza, LLC

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	9/1/2017	\$7,188,010.00	\$58,732.04	\$0.00	\$58,732.04	\$25,786.99	\$32,945.05	\$7,162,223.01	\$32,945.05
2	10/1/2017	\$7,162,223.01	\$58,732.04	\$0.00	\$58,732.04	\$25,905.18	\$32,826.86	\$7,136,317.82	\$65,771.90
3	11/1/2017	\$7,136,317.82	\$58,732.04	\$0.00	\$58,732.04	\$26,023.92	\$32,708.12	\$7,110,293.90	\$98,480.02
4	12/1/2017	\$7,110,293.90	\$58,732.04	\$0.00	\$58,732.04	\$26,143.19	\$32,588.85	\$7,084,150.71	\$131,068.87
5	1/1/2018	\$7,084,150.71	\$58,732.04	\$0.00	\$58,732.04	\$26,263.02	\$32,469.02	\$7,057,887.69	\$163,537.90
6	2/1/2018	\$7,057,887.69	\$58,732.04	\$0.00	\$58,732.04	\$26,383.39	\$32,348.65	\$7,031,504.31	\$195,886.55
7	3/1/2018	\$7,031,504.31	\$58,732.04	\$0.00	\$58,732.04	\$26,504.31	\$32,227.73	\$7,004,999.99	\$228,114.28
8	4/1/2018	\$7,004,999.99	\$58,732.04	\$0.00	\$58,732.04	\$26,625.79	\$32,106.25	\$6,978,374.20	\$260,220.53
9	5/1/2018	\$6,978,374.20	\$58,732.04	\$0.00	\$58,732.04	\$26,747.83	\$31,984.22	\$6,951,626.38	\$292,204.74
10	6/1/2018	\$6,951,626.38	\$58,732.04	\$0.00	\$58,732.04	\$26,870.42	\$31,861.62	\$6,924,755.96	\$324,066.36
11	7/1/2018	\$6,924,755.96	\$58,732.04	\$0.00	\$58,732.04	\$26,993.58	\$31,738.46	\$6,897,762.38	\$355,804.83
12	8/1/2018	\$6,897,762.38	\$58,732.04	\$0.00	\$58,732.04	\$27,117.30	\$31,614.74	\$6,870,645.09	\$387,419.57
13	9/1/2018	\$6,870,645.09	\$58,732.04	\$0.00	\$58,732.04	\$27,241.58	\$31,490.46	\$6,843,403.50	\$418,910.03
14	10/1/2018	\$6,843,403.50	\$58,732.04	\$0.00	\$58,732.04	\$27,366.44	\$31,365.60	\$6,816,037.06	\$450,275.63
15	11/1/2018	\$6,816,037.06	\$58,732.04	\$0.00	\$58,732.04	\$27,491.87	\$31,240.17	\$6,788,545.19	\$481,515.80
16	12/1/2018	\$6,788,545.19	\$58,732.04	\$0.00	\$58,732.04	\$27,617.87	\$31,114.17	\$6,760,927.32	\$512,629.96
17	1/1/2019	\$6,760,927.32	\$58,732.04	\$0.00	\$58,732.04	\$27,744.46	\$30,987.58	\$6,733,182.86	\$543,617.55
18	2/1/2019	\$6,733,182.86	\$58,732.04	\$0.00	\$58,732.04	\$27,871.62	\$30,860.42	\$6,705,311.24	\$574,477.97
19	3/1/2019	\$6,705,311.24	\$58,732.04	\$0.00	\$58,732.04	\$27,999.36	\$30,732.68	\$6,677,311.88	\$605,210.64
20	4/1/2019	\$6,677,311.88	\$58,732.04	\$0.00	\$58,732.04	\$28,127.69	\$30,604.35	\$6,649,184.18	\$635,814.99
21	5/1/2019	\$6,649,184.18	\$58,732.04	\$0.00	\$58,732.04	\$28,256.61	\$30,475.43	\$6,620,927.57	\$666,290.42
22	6/1/2019	\$6,620,927.57	\$58,732.04	\$0.00	\$58,732.04	\$28,386.12	\$30,345.92	\$6,592,541.45	\$696,636.34
23	7/1/2019	\$6,592,541.45	\$58,732.04	\$0.00	\$58,732.04	\$28,516.23	\$30,215.81	\$6,564,025.22	\$726,852.15
24	8/1/2019	\$6,564,025.22	\$58,732.04	\$0.00	\$58,732.04	\$28,646.92	\$30,085.12	\$6,535,378.30	\$756,937.27
25	9/1/2019	\$6,535,378.30	\$58,732.04	\$0.00	\$58,732.04	\$28,778.22	\$29,953.82	\$6,506,600.07	\$786,891.08
26	10/1/2019	\$6,506,600.07	\$58,732.04	\$0.00	\$58,732.04	\$28,910.12	\$29,821.92	\$6,477,689.95	\$816,713.00
27	11/1/2019	\$6,477,689.95	\$58,732.04	\$0.00	\$58,732.04	\$29,042.63	\$29,689.41	\$6,448,647.32	\$846,402.41
28	12/1/2019	\$6,448,647.32	\$58,732.04	\$0.00	\$58,732.04	\$29,175.74	\$29,556.30	\$6,419,471.58	\$875,958.71
29	1/1/2020	\$6,419,471.58	\$58,732.04	\$0.00	\$58,732.04	\$29,309.46	\$29,422.58	\$6,390,162.12	\$905,381.29
30	2/1/2020	\$6,390,162.12	\$58,732.04	\$0.00	\$58,732.04	\$29,443.80	\$29,288.24	\$6,360,718.32	\$934,669.53

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
31	3/1/2020	\$6,360,718.32	\$58,732.04	\$0.00	\$58,732.04	\$29,578.75	\$29,153.29	\$6,331,139.57	\$963,822.83
32	4/1/2020	\$6,331,139.57	\$58,732.04	\$0.00	\$58,732.04	\$29,714.32	\$29,017.72	\$6,301,425.26	\$992,840.55
33	5/1/2020	\$6,301,425.26	\$58,732.04	\$0.00	\$58,732.04	\$29,850.51	\$28,881.53	\$6,271,574.75	\$1,021,722.08
34	6/1/2020	\$6,271,574.75	\$58,732.04	\$0.00	\$58,732.04	\$29,987.32	\$28,744.72	\$6,241,587.42	\$1,050,466.80
35	7/1/2020	\$6,241,587.42	\$58,732.04	\$0.00	\$58,732.04	\$30,124.76	\$28,607.28	\$6,211,462.66	\$1,079,074.07
36	8/1/2020	\$6,211,462.66	\$58,732.04	\$0.00	\$58,732.04	\$30,262.84	\$28,469.20	\$6,181,199.82	\$1,107,543.28
37	9/1/2020	\$6,181,199.82	\$58,732.04	\$0.00	\$58,732.04	\$30,401.54	\$28,330.50	\$6,150,798.28	\$1,135,873.78
38	10/1/2020	\$6,150,798.28	\$58,732.04	\$0.00	\$58,732.04	\$30,540.88	\$28,191.16	\$6,120,257.40	\$1,164,064.94
39	11/1/2020	\$6,120,257.40	\$58,732.04	\$0.00	\$58,732.04	\$30,680.86	\$28,051.18	\$6,089,576.54	\$1,192,116.12
40	12/1/2020	\$6,089,576.54	\$58,732.04	\$0.00	\$58,732.04	\$30,821.48	\$27,910.56	\$6,058,755.06	\$1,220,026.68
41	1/1/2021	\$6,058,755.06	\$58,732.04	\$0.00	\$58,732.04	\$30,962.75	\$27,769.29	\$6,027,792.31	\$1,247,795.97
42	2/1/2021	\$6,027,792.31	\$58,732.04	\$0.00	\$58,732.04	\$31,104.66	\$27,627.38	\$5,996,687.65	\$1,275,423.35
43	3/1/2021	\$5,996,687.65	\$58,732.04	\$0.00	\$58,732.04	\$31,247.22	\$27,484.82	\$5,965,440.43	\$1,302,908.17
44	4/1/2021	\$5,965,440.43	\$58,732.04	\$0.00	\$58,732.04	\$31,390.44	\$27,341.60	\$5,934,049.99	\$1,330,249.77
45	5/1/2021	\$5,934,049.99	\$58,732.04	\$0.00	\$58,732.04	\$31,534.31	\$27,197.73	\$5,902,515.68	\$1,357,447.50
46	6/1/2021	\$5,902,515.68	\$58,732.04	\$0.00	\$58,732.04	\$31,678.84	\$27,053.20	\$5,870,836.84	\$1,384,500.70
47	7/1/2021	\$5,870,836.84	\$58,732.04	\$0.00	\$58,732.04	\$31,824.04	\$26,908.00	\$5,839,012.80	\$1,411,408.70
48	8/1/2021	\$5,839,012.80	\$58,732.04	\$0.00	\$58,732.04	\$31,969.90	\$26,762.14	\$5,807,042.90	\$1,438,170.84
49	9/1/2021	\$5,807,042.90	\$58,732.04	\$0.00	\$58,732.04	\$32,116.43	\$26,615.61	\$5,774,926.47	\$1,464,786.45
50	10/1/2021	\$5,774,926.47	\$58,732.04	\$0.00	\$58,732.04	\$32,263.63	\$26,468.41	\$5,742,662.85	\$1,491,254.87
51	11/1/2021	\$5,742,662.85	\$58,732.04	\$0.00	\$58,732.04	\$32,411.50	\$26,320.54	\$5,710,251.34	\$1,517,575.41
52	12/1/2021	\$5,710,251.34	\$58,732.04	\$0.00	\$58,732.04	\$32,560.06	\$26,171.99	\$5,677,691.29	\$1,543,747.39
53	1/1/2022	\$5,677,691.29	\$58,732.04	\$0.00	\$58,732.04	\$32,709.29	\$26,022.75	\$5,644,982.00	\$1,569,770.14
54	2/1/2022	\$5,644,982.00	\$58,732.04	\$0.00	\$58,732.04	\$32,859.21	\$25,872.83	\$5,612,122.79	\$1,595,642.98
55	3/1/2022	\$5,612,122.79	\$58,732.04	\$0.00	\$58,732.04	\$33,009.81	\$25,722.23	\$5,579,112.98	\$1,621,365.21
56	4/1/2022	\$5,579,112.98	\$58,732.04	\$0.00	\$58,732.04	\$33,161.11	\$25,570.93	\$5,545,951.88	\$1,646,936.14
57	5/1/2022	\$5,545,951.88	\$58,732.04	\$0.00	\$58,732.04	\$33,313.09	\$25,418.95	\$5,512,638.78	\$1,672,355.09
58	6/1/2022	\$5,512,638.78	\$58,732.04	\$0.00	\$58,732.04	\$33,465.78	\$25,266.26	\$5,479,173.00	\$1,697,621.35
59	7/1/2022	\$5,479,173.00	\$58,732.04	\$0.00	\$58,732.04	\$33,619.16	\$25,112.88	\$5,445,553.84	\$1,722,734.22
60	8/1/2022	\$5,445,553.84	\$58,732.04	\$0.00	\$58,732.04	\$33,773.25	\$24,958.79	\$5,411,780.59	\$1,747,693.01
61	9/1/2022	\$5,411,780.59	\$58,732.04	\$0.00	\$58,732.04	\$33,928.05	\$24,803.99	\$5,377,852.54	\$1,772,497.01
62	10/1/2022	\$5,377,852.54	\$58,732.04	\$0.00	\$58,732.04	\$34,083.55	\$24,648.49	\$5,343,768.99	\$1,797,145.50
63	11/1/2022	\$5,343,768.99	\$58,732.04	\$0.00	\$58,732.04	\$34,239.77	\$24,492.27	\$5,309,529.23	\$1,821,637.77
64	12/1/2022	\$5,309,529.23	\$58,732.04	\$0.00	\$58,732.04	\$34,396.70	\$24,335.34	\$5,275,132.53	\$1,845,973.11
65	1/1/2023	\$5,275,132.53	\$58,732.04	\$0.00	\$58,732.04	\$34,554.35	\$24,177.69	\$5,240,578.18	\$1,870,150.81
66	2/1/2023	\$5,240,578.18	\$58,732.04	\$0.00	\$58,732.04	\$34,712.72	\$24,019.32	\$5,205,865.45	\$1,894,170.12
67	3/1/2023	\$5,205,865.45	\$58,732.04	\$0.00	\$58,732.04	\$34,871.82	\$23,860.22	\$5,170,993.63	\$1,918,030.34
68	4/1/2023	\$5,170,993.63	\$58,732.04	\$0.00	\$58,732.04	\$35,031.65	\$23,700.39	\$5,135,961.98	\$1,941,730.73
69	5/1/2023	\$5,135,961.98	\$58,732.04	\$0.00	\$58,732.04	\$35,192.21	\$23,539.83	\$5,100,769.76	\$1,965,270.55
70	6/1/2023	\$5,100,769.76	\$58,732.04	\$0.00	\$58,732.04	\$35,353.51	\$23,378.53	\$5,065,416.25	\$1,988,649.08
71	7/1/2023	\$5,065,416.25	\$58,732.04	\$0.00	\$58,732.04	\$35,515.55	\$23,216.49	\$5,029,900.70	\$2,011,865.57
72	8/1/2023	\$5,029,900.70	\$58,732.04	\$0.00	\$58,732.04	\$35,678.33	\$23,053.71	\$4,994,222.37	\$2,034,919.28

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
73	9/1/2023	\$4,994,222.37	\$58,732.04	\$0.00	\$58,732.04	\$35,841.85	\$22,890.19	\$4,958,380.52	\$2,057,809.47
74	10/1/2023	\$4,958,380.52	\$58,732.04	\$0.00	\$58,732.04	\$36,006.13	\$22,725.91	\$4,922,374.39	\$2,080,535.38
75	11/1/2023	\$4,922,374.39	\$58,732.04	\$0.00	\$58,732.04	\$36,171.16	\$22,560.88	\$4,886,203.23	\$2,103,096.26
76	12/1/2023	\$4,886,203.23	\$58,732.04	\$0.00	\$58,732.04	\$36,336.94	\$22,395.10	\$4,849,866.29	\$2,125,491.36
77	1/1/2024	\$4,849,866.29	\$58,732.04	\$0.00	\$58,732.04	\$36,503.49	\$22,228.55	\$4,813,362.80	\$2,147,719.91
78	2/1/2024	\$4,813,362.80	\$58,732.04	\$0.00	\$58,732.04	\$36,670.79	\$22,061.25	\$4,776,692.01	\$2,169,781.16
79	3/1/2024	\$4,776,692.01	\$58,732.04	\$0.00	\$58,732.04	\$36,838.87	\$21,893.17	\$4,739,853.14	\$2,191,674.33
80	4/1/2024	\$4,739,853.14	\$58,732.04	\$0.00	\$58,732.04	\$37,007.71	\$21,724.33	\$4,702,845.42	\$2,213,398.66
81	5/1/2024	\$4,702,845.42	\$58,732.04	\$0.00	\$58,732.04	\$37,177.33	\$21,554.71	\$4,665,668.09	\$2,234,953.37
82	6/1/2024	\$4,665,668.09	\$58,732.04	\$0.00	\$58,732.04	\$37,347.73	\$21,384.31	\$4,628,320.36	\$2,256,337.68
83	7/1/2024	\$4,628,320.36	\$58,732.04	\$0.00	\$58,732.04	\$37,518.91	\$21,213.14	\$4,590,801.46	\$2,277,550.81
84	8/1/2024	\$4,590,801.46	\$58,732.04	\$0.00	\$58,732.04	\$37,690.87	\$21,041.17	\$4,553,110.59	\$2,298,591.99
85	9/1/2024	\$4,553,110.59	\$58,732.04	\$0.00	\$58,732.04	\$37,863.62	\$20,868.42	\$4,515,246.97	\$2,319,460.41
86	10/1/2024	\$4,515,246.97	\$58,732.04	\$0.00	\$58,732.04	\$38,037.16	\$20,694.88	\$4,477,209.82	\$2,340,155.29
87	11/1/2024	\$4,477,209.82	\$58,732.04	\$0.00	\$58,732.04	\$38,211.50	\$20,520.54	\$4,438,998.32	\$2,360,675.84
88	12/1/2024	\$4,438,998.32	\$58,732.04	\$0.00	\$58,732.04	\$38,386.63	\$20,345.41	\$4,400,611.69	\$2,381,021.25
89	1/1/2025	\$4,400,611.69	\$58,732.04	\$0.00	\$58,732.04	\$38,562.57	\$20,169.47	\$4,362,049.12	\$2,401,190.72
90	2/1/2025	\$4,362,049.12	\$58,732.04	\$0.00	\$58,732.04	\$38,739.32	\$19,992.73	\$4,323,309.80	\$2,421,183.44
91	3/1/2025	\$4,323,309.80	\$58,732.04	\$0.00	\$58,732.04	\$38,916.87	\$19,815.17	\$4,284,392.93	\$2,440,998.61
92	4/1/2025	\$4,284,392.93	\$58,732.04	\$0.00	\$58,732.04	\$39,095.24	\$19,636.80	\$4,245,297.69	\$2,460,635.41
93	5/1/2025	\$4,245,297.69	\$58,732.04	\$0.00	\$58,732.04	\$39,274.43	\$19,457.61	\$4,206,023.27	\$2,480,093.03
94	6/1/2025	\$4,206,023.27	\$58,732.04	\$0.00	\$58,732.04	\$39,454.43	\$19,277.61	\$4,166,568.83	\$2,499,370.63
95	7/1/2025	\$4,166,568.83	\$58,732.04	\$0.00	\$58,732.04	\$39,635.27	\$19,096.77	\$4,126,933.57	\$2,518,467.41
96	8/1/2025	\$4,126,933.57	\$58,732.04	\$0.00	\$58,732.04	\$39,816.93	\$18,915.11	\$4,087,116.64	\$2,537,382.52
97	9/1/2025	\$4,087,116.64	\$58,732.04	\$0.00	\$58,732.04	\$39,999.42	\$18,732.62	\$4,047,117.22	\$2,556,115.14
98	10/1/2025	\$4,047,117.22	\$58,732.04	\$0.00	\$58,732.04	\$40,182.75	\$18,549.29	\$4,006,934.46	\$2,574,664.43
99	11/1/2025	\$4,006,934.46	\$58,732.04	\$0.00	\$58,732.04	\$40,366.92	\$18,365.12	\$3,966,567.54	\$2,593,029.54
100	12/1/2025	\$3,966,567.54	\$58,732.04	\$0.00	\$58,732.04	\$40,551.94	\$18,180.10	\$3,926,015.60	\$2,611,209.64
101	1/1/2026	\$3,926,015.60	\$58,732.04	\$0.00	\$58,732.04	\$40,737.80	\$17,994.24	\$3,885,277.80	\$2,629,203.88
102	2/1/2026	\$3,885,277.80	\$58,732.04	\$0.00	\$58,732.04	\$40,924.52	\$17,807.52	\$3,844,353.28	\$2,647,011.40
103	3/1/2026	\$3,844,353.28	\$58,732.04	\$0.00	\$58,732.04	\$41,112.09	\$17,619.95	\$3,803,241.19	\$2,664,631.36
104	4/1/2026	\$3,803,241.19	\$58,732.04	\$0.00	\$58,732.04	\$41,300.52	\$17,431.52	\$3,761,940.67	\$2,682,062.88
105	5/1/2026	\$3,761,940.67	\$58,732.04	\$0.00	\$58,732.04	\$41,489.81	\$17,242.23	\$3,720,450.86	\$2,699,305.11
106	6/1/2026	\$3,720,450.86	\$58,732.04	\$0.00	\$58,732.04	\$41,679.97	\$17,052.07	\$3,678,770.89	\$2,716,357.17
107	7/1/2026	\$3,678,770.89	\$58,732.04	\$0.00	\$58,732.04	\$41,871.01	\$16,861.03	\$3,636,899.88	\$2,733,218.21
108	8/1/2026	\$3,636,899.88	\$58,732.04	\$0.00	\$58,732.04	\$42,062.92	\$16,669.12	\$3,594,836.97	\$2,749,887.33
109	9/1/2026	\$3,594,836.97	\$58,732.04	\$0.00	\$58,732.04	\$42,255.70	\$16,476.34	\$3,552,581.26	\$2,766,363.67
110	10/1/2026	\$3,552,581.26	\$58,732.04	\$0.00	\$58,732.04	\$42,449.38	\$16,282.66	\$3,510,131.88	\$2,782,646.33
111	11/1/2026	\$3,510,131.88	\$58,732.04	\$0.00	\$58,732.04	\$42,643.94	\$16,088.10	\$3,467,487.95	\$2,798,734.44
112	12/1/2026	\$3,467,487.95	\$58,732.04	\$0.00	\$58,732.04	\$42,839.39	\$15,892.65	\$3,424,648.56	\$2,814,627.09
113	1/1/2027	\$3,424,648.56	\$58,732.04	\$0.00	\$58,732.04	\$43,035.73	\$15,696.31	\$3,381,612.83	\$2,830,323.39
114	2/1/2027	\$3,381,612.83	\$58,732.04	\$0.00	\$58,732.04	\$43,232.98	\$15,499.06	\$3,338,379.84	\$2,845,822.45

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115	3/1/2027	\$3,338,379.84	\$58,732.04	\$0.00	\$58,732.04	\$43,431.13	\$15,300.91	\$3,294,948.71	\$2,861,123.36
116	4/1/2027	\$3,294,948.71	\$58,732.04	\$0.00	\$58,732.04	\$43,630.19	\$15,101.85	\$3,251,318.52	\$2,876,225.21
117	5/1/2027	\$3,251,318.52	\$58,732.04	\$0.00	\$58,732.04	\$43,830.16	\$14,901.88	\$3,207,488.36	\$2,891,127.09
118	6/1/2027	\$3,207,488.36	\$58,732.04	\$0.00	\$58,732.04	\$44,031.05	\$14,700.99	\$3,163,457.30	\$2,905,828.07
119	7/1/2027	\$3,163,457.30	\$58,732.04	\$0.00	\$58,732.04	\$44,232.86	\$14,499.18	\$3,119,224.44	\$2,920,327.25
120	8/1/2027	\$3,119,224.44	\$58,732.04	\$0.00	\$58,732.04	\$44,435.60	\$14,296.45	\$3,074,788.85	\$2,934,623.70
121	9/1/2027	\$3,074,788.85	\$58,732.04	\$0.00	\$58,732.04	\$44,639.26	\$14,092.78	\$3,030,149.59	\$2,948,716.48
122	10/1/2027	\$3,030,149.59	\$58,732.04	\$0.00	\$58,732.04	\$44,843.85	\$13,888.19	\$2,985,305.73	\$2,962,604.67
123	11/1/2027	\$2,985,305.73	\$58,732.04	\$0.00	\$58,732.04	\$45,049.39	\$13,682.65	\$2,940,256.35	\$2,976,287.32
124	12/1/2027	\$2,940,256.35	\$58,732.04	\$0.00	\$58,732.04	\$45,255.87	\$13,476.17	\$2,895,000.48	\$2,989,763.49
125	1/1/2028	\$2,895,000.48	\$58,732.04	\$0.00	\$58,732.04	\$45,463.29	\$13,268.75	\$2,849,537.19	\$3,003,032.25
126	2/1/2028	\$2,849,537.19	\$58,732.04	\$0.00	\$58,732.04	\$45,671.66	\$13,060.38	\$2,803,865.53	\$3,016,092.62
127	3/1/2028	\$2,803,865.53	\$58,732.04	\$0.00	\$58,732.04	\$45,880.99	\$12,851.05	\$2,757,984.54	\$3,028,943.67
128	4/1/2028	\$2,757,984.54	\$58,732.04	\$0.00	\$58,732.04	\$46,091.28	\$12,640.76	\$2,711,893.26	\$3,041,584.44
129	5/1/2028	\$2,711,893.26	\$58,732.04	\$0.00	\$58,732.04	\$46,302.53	\$12,429.51	\$2,665,590.73	\$3,054,013.95
130	6/1/2028	\$2,665,590.73	\$58,732.04	\$0.00	\$58,732.04	\$46,514.75	\$12,217.29	\$2,619,075.98	\$3,066,231.24
131	7/1/2028	\$2,619,075.98	\$58,732.04	\$0.00	\$58,732.04	\$46,727.94	\$12,004.10	\$2,572,348.04	\$3,078,235.34
132	8/1/2028	\$2,572,348.04	\$58,732.04	\$0.00	\$58,732.04	\$46,942.11	\$11,789.93	\$2,525,405.93	\$3,090,025.27
133	9/1/2028	\$2,525,405.93	\$58,732.04	\$0.00	\$58,732.04	\$47,157.26	\$11,574.78	\$2,478,248.67	\$3,101,600.04
134	10/1/2028	\$2,478,248.67	\$58,732.04	\$0.00	\$58,732.04	\$47,373.40	\$11,358.64	\$2,430,875.27	\$3,112,958.68
135	11/1/2028	\$2,430,875.27	\$58,732.04	\$0.00	\$58,732.04	\$47,590.53	\$11,141.51	\$2,383,284.74	\$3,124,100.19
136	12/1/2028	\$2,383,284.74	\$58,732.04	\$0.00	\$58,732.04	\$47,808.65	\$10,923.39	\$2,335,476.08	\$3,135,023.58
137	1/1/2029	\$2,335,476.08	\$58,732.04	\$0.00	\$58,732.04	\$48,027.78	\$10,704.27	\$2,287,448.31	\$3,145,727.85
138	2/1/2029	\$2,287,448.31	\$58,732.04	\$0.00	\$58,732.04	\$48,247.90	\$10,484.14	\$2,239,200.41	\$3,156,211.99
139	3/1/2029	\$2,239,200.41	\$58,732.04	\$0.00	\$58,732.04	\$48,469.04	\$10,263.00	\$2,190,731.37	\$3,166,474.99
140	4/1/2029	\$2,190,731.37	\$58,732.04	\$0.00	\$58,732.04	\$48,691.19	\$10,040.85	\$2,142,040.18	\$3,176,515.84
141	5/1/2029	\$2,142,040.18	\$58,732.04	\$0.00	\$58,732.04	\$48,914.36	\$9,817.68	\$2,093,125.82	\$3,186,333.52
142	6/1/2029	\$2,093,125.82	\$58,732.04	\$0.00	\$58,732.04	\$49,138.55	\$9,593.49	\$2,043,987.28	\$3,195,927.02
143	7/1/2029	\$2,043,987.28	\$58,732.04	\$0.00	\$58,732.04	\$49,363.77	\$9,368.28	\$1,994,623.51	\$3,205,295.29
144	8/1/2029	\$1,994,623.51	\$58,732.04	\$0.00	\$58,732.04	\$49,590.02	\$9,142.02	\$1,945,033.50	\$3,214,437.32
145	9/1/2029	\$1,945,033.50	\$58,732.04	\$0.00	\$58,732.04	\$49,817.30	\$8,914.74	\$1,895,216.19	\$3,223,352.05
146	10/1/2029	\$1,895,216.19	\$58,732.04	\$0.00	\$58,732.04	\$50,045.63	\$8,686.41	\$1,845,170.56	\$3,232,038.46
147	11/1/2029	\$1,845,170.56	\$58,732.04	\$0.00	\$58,732.04	\$50,275.01	\$8,457.03	\$1,794,895.55	\$3,240,495.49
148	12/1/2029	\$1,794,895.55	\$58,732.04	\$0.00	\$58,732.04	\$50,505.44	\$8,226.60	\$1,744,390.11	\$3,248,722.10
149	1/1/2030	\$1,744,390.11	\$58,732.04	\$0.00	\$58,732.04	\$50,736.92	\$7,995.12	\$1,693,653.20	\$3,256,717.22
150	2/1/2030	\$1,693,653.20	\$58,732.04	\$0.00	\$58,732.04	\$50,969.46	\$7,762.58	\$1,642,683.73	\$3,264,479.80
151	3/1/2030	\$1,642,683.73	\$58,732.04	\$0.00	\$58,732.04	\$51,203.07	\$7,528.97	\$1,591,480.66	\$3,272,008.76
152	4/1/2030	\$1,591,480.66	\$58,732.04	\$0.00	\$58,732.04	\$51,437.75	\$7,294.29	\$1,540,042.90	\$3,279,303.05
153	5/1/2030	\$1,540,042.90	\$58,732.04	\$0.00	\$58,732.04	\$51,673.51	\$7,058.53	\$1,488,369.39	\$3,286,361.58
154	6/1/2030	\$1,488,369.39	\$58,732.04	\$0.00	\$58,732.04	\$51,910.35	\$6,821.69	\$1,436,459.05	\$3,293,183.27
155	7/1/2030	\$1,436,459.05	\$58,732.04	\$0.00	\$58,732.04	\$52,148.27	\$6,583.77	\$1,384,310.78	\$3,299,767.04
156	8/1/2030	\$1,384,310.78	\$58,732.04	\$0.00	\$58,732.04	\$52,387.28	\$6,344.76	\$1,331,923.49	\$3,306,111.80

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
157	9/1/2030	\$1,331,923.49	\$58,732.04	\$0.00	\$58,732.04	\$52,627.39	\$6,104.65	\$1,279,296.10	\$3,312,216.45
158	10/1/2030	\$1,279,296.10	\$58,732.04	\$0.00	\$58,732.04	\$52,868.60	\$5,863.44	\$1,226,427.50	\$3,318,079.89
159	11/1/2030	\$1,226,427.50	\$58,732.04	\$0.00	\$58,732.04	\$53,110.91	\$5,621.13	\$1,173,316.59	\$3,323,701.02
160	12/1/2030	\$1,173,316.59	\$58,732.04	\$0.00	\$58,732.04	\$53,354.34	\$5,377.70	\$1,119,962.25	\$3,329,078.72
161	1/1/2031	\$1,119,962.25	\$58,732.04	\$0.00	\$58,732.04	\$53,598.88	\$5,133.16	\$1,066,363.37	\$3,334,211.88
162	2/1/2031	\$1,066,363.37	\$58,732.04	\$0.00	\$58,732.04	\$53,844.54	\$4,987.50	\$1,012,518.83	\$3,339,099.38
163	3/1/2031	\$1,012,518.83	\$58,732.04	\$0.00	\$58,732.04	\$54,091.33	\$4,640.71	\$958,427.50	\$3,343,740.09
164	4/1/2031	\$958,427.50	\$58,732.04	\$0.00	\$58,732.04	\$54,339.25	\$4,392.79	\$904,088.25	\$3,348,132.88
165	5/1/2031	\$904,088.25	\$58,732.04	\$0.00	\$58,732.04	\$54,588.30	\$4,143.74	\$849,499.95	\$3,352,276.62
166	6/1/2031	\$849,499.95	\$58,732.04	\$0.00	\$58,732.04	\$54,838.50	\$3,893.54	\$794,661.45	\$3,356,170.16
167	7/1/2031	\$794,661.45	\$58,732.04	\$0.00	\$58,732.04	\$55,089.84	\$3,642.20	\$739,571.61	\$3,359,812.36
168	8/1/2031	\$739,571.61	\$58,732.04	\$0.00	\$58,732.04	\$55,342.34	\$3,389.70	\$684,229.27	\$3,363,202.06
169	9/1/2031	\$684,229.27	\$58,732.04	\$0.00	\$58,732.04	\$55,595.99	\$3,136.05	\$628,633.28	\$3,366,338.11
170	10/1/2031	\$628,633.28	\$58,732.04	\$0.00	\$58,732.04	\$55,850.80	\$2,881.24	\$572,782.48	\$3,369,219.35
171	11/1/2031	\$572,782.48	\$58,732.04	\$0.00	\$58,732.04	\$56,106.79	\$2,625.25	\$516,675.69	\$3,371,844.60
172	12/1/2031	\$516,675.69	\$58,732.04	\$0.00	\$58,732.04	\$56,363.94	\$2,368.10	\$460,311.74	\$3,374,212.70
173	1/1/2032	\$460,311.74	\$58,732.04	\$0.00	\$58,732.04	\$56,622.28	\$2,109.76	\$403,689.47	\$3,376,322.46
174	2/1/2032	\$403,689.47	\$58,732.04	\$0.00	\$58,732.04	\$56,881.80	\$1,850.24	\$346,807.67	\$3,378,172.70
175	3/1/2032	\$346,807.67	\$58,732.04	\$0.00	\$58,732.04	\$57,142.51	\$1,589.54	\$289,665.16	\$3,379,762.24
176	4/1/2032	\$289,665.16	\$58,732.04	\$0.00	\$58,732.04	\$57,404.41	\$1,327.63	\$232,260.76	\$3,381,089.87
177	5/1/2032	\$232,260.76	\$58,732.04	\$0.00	\$58,732.04	\$57,667.51	\$1,064.53	\$174,593.24	\$3,382,154.40
178	6/1/2032	\$174,593.24	\$58,732.04	\$0.00	\$58,732.04	\$57,931.82	\$800.22	\$116,661.42	\$3,382,954.62
179	7/1/2032	\$116,661.42	\$58,732.04	\$0.00	\$58,732.04	\$58,197.34	\$534.70	\$58,464.08	\$3,383,489.32
180	8/1/2032	\$58,464.08	\$58,732.04	\$0.00	\$58,464.08	\$58,196.12	\$267.96	\$0.00	\$3,383,757.28

LOAN AMORTIZATION SCHEDULE

EXHIBIT B-6

ENTER VALUES

Loan amount	\$3,910,995.00
Annual interest rate	5.50%
Loan period in years	15
Number of payments per year	12
Start date of loan	9/1/2017

LOAN SUMMARY

Scheduled payment	\$31,956.09
Scheduled number of payments	180
Actual number of payments	180

Optional extra payments \$ -

LENDER NAME Corona Medical Arts Plaza, LLC

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	9/1/2017	\$3,910,995.00	\$31,956.09	\$0.00	\$31,956.09	\$14,030.70	\$17,925.39	\$3,896,964.30	\$17,925.39
2	10/1/2017	\$3,896,964.30	\$31,956.09	\$0.00	\$31,956.09	\$14,095.01	\$17,861.09	\$3,882,869.29	\$35,786.48
3	11/1/2017	\$3,882,869.29	\$31,956.09	\$0.00	\$31,956.09	\$14,159.61	\$17,796.48	\$3,868,709.69	\$53,582.96
4	12/1/2017	\$3,868,709.69	\$31,956.09	\$0.00	\$31,956.09	\$14,224.51	\$17,731.59	\$3,854,485.18	\$71,314.55
5	1/1/2018	\$3,854,485.18	\$31,956.09	\$0.00	\$31,956.09	\$14,289.70	\$17,666.39	\$3,840,195.48	\$88,980.94
6	2/1/2018	\$3,840,195.48	\$31,956.09	\$0.00	\$31,956.09	\$14,355.20	\$17,600.90	\$3,825,840.28	\$106,581.84
7	3/1/2018	\$3,825,840.28	\$31,956.09	\$0.00	\$31,956.09	\$14,420.99	\$17,535.10	\$3,811,419.29	\$124,116.94
8	4/1/2018	\$3,811,419.29	\$31,956.09	\$0.00	\$31,956.09	\$14,487.09	\$17,469.01	\$3,796,932.20	\$141,585.94
9	5/1/2018	\$3,796,932.20	\$31,956.09	\$0.00	\$31,956.09	\$14,553.49	\$17,402.61	\$3,782,378.71	\$158,988.55
10	6/1/2018	\$3,782,378.71	\$31,956.09	\$0.00	\$31,956.09	\$14,620.19	\$17,335.90	\$3,767,758.52	\$176,324.45
11	7/1/2018	\$3,767,758.52	\$31,956.09	\$0.00	\$31,956.09	\$14,687.20	\$17,268.89	\$3,753,071.32	\$193,593.34
12	8/1/2018	\$3,753,071.32	\$31,956.09	\$0.00	\$31,956.09	\$14,754.52	\$17,201.58	\$3,738,316.80	\$210,794.92
13	9/1/2018	\$3,738,316.80	\$31,956.09	\$0.00	\$31,956.09	\$14,822.14	\$17,133.95	\$3,723,494.66	\$227,928.87
14	10/1/2018	\$3,723,494.66	\$31,956.09	\$0.00	\$31,956.09	\$14,890.08	\$17,066.02	\$3,708,604.59	\$244,994.89
15	11/1/2018	\$3,708,604.59	\$31,956.09	\$0.00	\$31,956.09	\$14,958.32	\$16,997.77	\$3,693,646.27	\$261,992.66
16	12/1/2018	\$3,693,646.27	\$31,956.09	\$0.00	\$31,956.09	\$15,026.88	\$16,929.21	\$3,678,619.38	\$278,921.87
17	1/1/2019	\$3,678,619.38	\$31,956.09	\$0.00	\$31,956.09	\$15,095.75	\$16,860.34	\$3,663,523.63	\$295,782.21
18	2/1/2019	\$3,663,523.63	\$31,956.09	\$0.00	\$31,956.09	\$15,164.94	\$16,791.15	\$3,648,358.69	\$312,573.36
19	3/1/2019	\$3,648,358.69	\$31,956.09	\$0.00	\$31,956.09	\$15,234.45	\$16,721.64	\$3,633,124.24	\$329,295.01
20	4/1/2019	\$3,633,124.24	\$31,956.09	\$0.00	\$31,956.09	\$15,304.27	\$16,651.82	\$3,617,819.96	\$345,946.83
21	5/1/2019	\$3,617,819.96	\$31,956.09	\$0.00	\$31,956.09	\$15,374.42	\$16,581.67	\$3,602,445.55	\$362,528.50
22	6/1/2019	\$3,602,445.55	\$31,956.09	\$0.00	\$31,956.09	\$15,444.88	\$16,511.21	\$3,587,000.66	\$379,039.71
23	7/1/2019	\$3,587,000.66	\$31,956.09	\$0.00	\$31,956.09	\$15,515.67	\$16,440.42	\$3,571,484.99	\$395,480.13
24	8/1/2019	\$3,571,484.99	\$31,956.09	\$0.00	\$31,956.09	\$15,586.79	\$16,369.31	\$3,555,898.20	\$411,849.44
25	9/1/2019	\$3,555,898.20	\$31,956.09	\$0.00	\$31,956.09	\$15,658.23	\$16,297.87	\$3,540,239.98	\$428,147.30
26	10/1/2019	\$3,540,239.98	\$31,956.09	\$0.00	\$31,956.09	\$15,729.99	\$16,226.10	\$3,524,509.98	\$444,373.40
27	11/1/2019	\$3,524,509.98	\$31,956.09	\$0.00	\$31,956.09	\$15,802.09	\$16,154.00	\$3,508,707.89	\$460,527.41
28	12/1/2019	\$3,508,707.89	\$31,956.09	\$0.00	\$31,956.09	\$15,874.52	\$16,081.58	\$3,492,833.38	\$476,608.98
29	1/1/2020	\$3,492,833.38	\$31,956.09	\$0.00	\$31,956.09	\$15,947.27	\$16,008.82	\$3,476,886.11	\$492,617.80
30	2/1/2020	\$3,476,886.11	\$31,956.09	\$0.00	\$31,956.09	\$16,020.37	\$15,935.73	\$3,460,865.74	\$508,553.53

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
31	3/1/2020	\$3,460,865.74	\$31,956.09	\$0.00	\$31,956.09	\$16,093.79	\$15,862.30	\$3,444,771.95	\$524,415.83
32	4/1/2020	\$3,444,771.95	\$31,956.09	\$0.00	\$31,956.09	\$16,167.55	\$15,788.54	\$3,428,604.39	\$540,204.37
33	5/1/2020	\$3,428,604.39	\$31,956.09	\$0.00	\$31,956.09	\$16,241.66	\$15,714.44	\$3,412,362.74	\$555,918.81
34	6/1/2020	\$3,412,362.74	\$31,956.09	\$0.00	\$31,956.09	\$16,316.10	\$15,640.00	\$3,396,046.64	\$571,558.80
35	7/1/2020	\$3,396,046.64	\$31,956.09	\$0.00	\$31,956.09	\$16,390.88	\$15,565.21	\$3,379,655.76	\$587,124.02
36	8/1/2020	\$3,379,655.76	\$31,956.09	\$0.00	\$31,956.09	\$16,466.00	\$15,490.09	\$3,363,189.76	\$602,614.11
37	9/1/2020	\$3,363,189.76	\$31,956.09	\$0.00	\$31,956.09	\$16,541.47	\$15,414.62	\$3,346,648.28	\$618,028.73
38	10/1/2020	\$3,346,648.28	\$31,956.09	\$0.00	\$31,956.09	\$16,617.29	\$15,338.80	\$3,330,030.99	\$633,367.53
39	11/1/2020	\$3,330,030.99	\$31,956.09	\$0.00	\$31,956.09	\$16,693.45	\$15,262.64	\$3,313,337.54	\$648,630.17
40	12/1/2020	\$3,313,337.54	\$31,956.09	\$0.00	\$31,956.09	\$16,769.96	\$15,186.13	\$3,296,567.58	\$663,816.30
41	1/1/2021	\$3,296,567.58	\$31,956.09	\$0.00	\$31,956.09	\$16,846.82	\$15,109.27	\$3,279,720.76	\$678,925.57
42	2/1/2021	\$3,279,720.76	\$31,956.09	\$0.00	\$31,956.09	\$16,924.04	\$15,032.05	\$3,262,796.72	\$693,957.62
43	3/1/2021	\$3,262,796.72	\$31,956.09	\$0.00	\$31,956.09	\$17,001.61	\$14,954.48	\$3,245,795.11	\$708,912.11
44	4/1/2021	\$3,245,795.11	\$31,956.09	\$0.00	\$31,956.09	\$17,079.53	\$14,876.56	\$3,228,715.58	\$723,788.67
45	5/1/2021	\$3,228,715.58	\$31,956.09	\$0.00	\$31,956.09	\$17,157.81	\$14,798.28	\$3,211,557.76	\$738,586.95
46	6/1/2021	\$3,211,557.76	\$31,956.09	\$0.00	\$31,956.09	\$17,236.45	\$14,719.64	\$3,194,321.31	\$753,306.59
47	7/1/2021	\$3,194,321.31	\$31,956.09	\$0.00	\$31,956.09	\$17,315.45	\$14,640.64	\$3,177,005.86	\$767,947.23
48	8/1/2021	\$3,177,005.86	\$31,956.09	\$0.00	\$31,956.09	\$17,394.82	\$14,561.28	\$3,159,611.04	\$782,508.51
49	9/1/2021	\$3,159,611.04	\$31,956.09	\$0.00	\$31,956.09	\$17,474.54	\$14,481.55	\$3,142,136.50	\$796,990.06
50	10/1/2021	\$3,142,136.50	\$31,956.09	\$0.00	\$31,956.09	\$17,554.63	\$14,401.46	\$3,124,581.86	\$811,391.52
51	11/1/2021	\$3,124,581.86	\$31,956.09	\$0.00	\$31,956.09	\$17,635.09	\$14,321.00	\$3,106,946.77	\$825,712.52
52	12/1/2021	\$3,106,946.77	\$31,956.09	\$0.00	\$31,956.09	\$17,715.92	\$14,240.17	\$3,089,230.85	\$839,952.69
53	1/1/2022	\$3,089,230.85	\$31,956.09	\$0.00	\$31,956.09	\$17,797.12	\$14,158.97	\$3,071,433.73	\$854,111.66
54	2/1/2022	\$3,071,433.73	\$31,956.09	\$0.00	\$31,956.09	\$17,878.69	\$14,077.40	\$3,053,555.04	\$868,189.07
55	3/1/2022	\$3,053,555.04	\$31,956.09	\$0.00	\$31,956.09	\$17,960.63	\$13,995.46	\$3,035,594.41	\$882,184.53
56	4/1/2022	\$3,035,594.41	\$31,956.09	\$0.00	\$31,956.09	\$18,042.95	\$13,913.14	\$3,017,551.46	\$896,097.67
57	5/1/2022	\$3,017,551.46	\$31,956.09	\$0.00	\$31,956.09	\$18,125.65	\$13,830.44	\$2,999,425.81	\$909,928.11
58	6/1/2022	\$2,999,425.81	\$31,956.09	\$0.00	\$31,956.09	\$18,208.72	\$13,747.37	\$2,981,217.09	\$923,675.48
59	7/1/2022	\$2,981,217.09	\$31,956.09	\$0.00	\$31,956.09	\$18,292.18	\$13,663.91	\$2,962,924.90	\$937,339.39
60	8/1/2022	\$2,962,924.90	\$31,956.09	\$0.00	\$31,956.09	\$18,376.02	\$13,580.07	\$2,944,548.88	\$950,919.47
61	9/1/2022	\$2,944,548.88	\$31,956.09	\$0.00	\$31,956.09	\$18,460.24	\$13,495.85	\$2,926,088.64	\$964,415.32
62	10/1/2022	\$2,926,088.64	\$31,956.09	\$0.00	\$31,956.09	\$18,544.85	\$13,411.24	\$2,907,543.79	\$977,826.56
63	11/1/2022	\$2,907,543.79	\$31,956.09	\$0.00	\$31,956.09	\$18,629.85	\$13,326.24	\$2,888,913.93	\$991,152.80
64	12/1/2022	\$2,888,913.93	\$31,956.09	\$0.00	\$31,956.09	\$18,715.24	\$13,240.86	\$2,870,198.70	\$1,004,393.65
65	1/1/2023	\$2,870,198.70	\$31,956.09	\$0.00	\$31,956.09	\$18,801.02	\$13,155.08	\$2,851,397.68	\$1,017,548.73
66	2/1/2023	\$2,851,397.68	\$31,956.09	\$0.00	\$31,956.09	\$18,887.19	\$13,068.91	\$2,832,510.49	\$1,030,617.64
67	3/1/2023	\$2,832,510.49	\$31,956.09	\$0.00	\$31,956.09	\$18,973.75	\$12,982.34	\$2,813,536.74	\$1,043,599.98
68	4/1/2023	\$2,813,536.74	\$31,956.09	\$0.00	\$31,956.09	\$19,060.72	\$12,895.38	\$2,794,476.03	\$1,056,495.35
69	5/1/2023	\$2,794,476.03	\$31,956.09	\$0.00	\$31,956.09	\$19,148.08	\$12,808.02	\$2,775,327.95	\$1,069,303.37
70	6/1/2023	\$2,775,327.95	\$31,956.09	\$0.00	\$31,956.09	\$19,235.84	\$12,720.25	\$2,756,092.11	\$1,082,023.62
71	7/1/2023	\$2,756,092.11	\$31,956.09	\$0.00	\$31,956.09	\$19,324.00	\$12,632.09	\$2,736,768.10	\$1,094,655.71
72	8/1/2023	\$2,736,768.10	\$31,956.09	\$0.00	\$31,956.09	\$19,412.57	\$12,543.52	\$2,717,355.53	\$1,107,199.23

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
73	9/1/2023	\$2,717,355.53	\$31,956.09	\$0.00	\$31,956.09	\$19,501.55	\$12,454.55	\$2,697,853.98	\$1,119,653.78
74	10/1/2023	\$2,697,853.98	\$31,956.09	\$0.00	\$31,956.09	\$19,590.93	\$12,365.16	\$2,678,263.05	\$1,132,018.94
75	11/1/2023	\$2,678,263.05	\$31,956.09	\$0.00	\$31,956.09	\$19,680.72	\$12,275.37	\$2,658,582.33	\$1,144,294.31
76	12/1/2023	\$2,658,582.33	\$31,956.09	\$0.00	\$31,956.09	\$19,770.92	\$12,185.17	\$2,638,811.41	\$1,156,479.48
77	1/1/2024	\$2,638,811.41	\$31,956.09	\$0.00	\$31,956.09	\$19,861.54	\$12,094.55	\$2,618,949.87	\$1,168,574.03
78	2/1/2024	\$2,618,949.87	\$31,956.09	\$0.00	\$31,956.09	\$19,952.57	\$12,003.52	\$2,598,997.30	\$1,180,577.55
79	3/1/2024	\$2,598,997.30	\$31,956.09	\$0.00	\$31,956.09	\$20,044.02	\$11,912.07	\$2,578,953.27	\$1,192,489.63
80	4/1/2024	\$2,578,953.27	\$31,956.09	\$0.00	\$31,956.09	\$20,135.89	\$11,820.20	\$2,558,817.38	\$1,204,309.83
81	5/1/2024	\$2,558,817.38	\$31,956.09	\$0.00	\$31,956.09	\$20,228.18	\$11,727.91	\$2,538,589.20	\$1,216,037.74
82	6/1/2024	\$2,538,589.20	\$31,956.09	\$0.00	\$31,956.09	\$20,320.89	\$11,635.20	\$2,518,268.31	\$1,227,672.94
83	7/1/2024	\$2,518,268.31	\$31,956.09	\$0.00	\$31,956.09	\$20,414.03	\$11,542.06	\$2,497,854.28	\$1,239,215.00
84	8/1/2024	\$2,497,854.28	\$31,956.09	\$0.00	\$31,956.09	\$20,507.59	\$11,448.50	\$2,477,346.69	\$1,250,663.50
85	9/1/2024	\$2,477,346.69	\$31,956.09	\$0.00	\$31,956.09	\$20,601.59	\$11,354.51	\$2,456,745.10	\$1,262,018.01
86	10/1/2024	\$2,456,745.10	\$31,956.09	\$0.00	\$31,956.09	\$20,696.01	\$11,260.08	\$2,436,049.09	\$1,273,278.09
87	11/1/2024	\$2,436,049.09	\$31,956.09	\$0.00	\$31,956.09	\$20,790.87	\$11,165.22	\$2,415,258.22	\$1,284,443.32
88	12/1/2024	\$2,415,258.22	\$31,956.09	\$0.00	\$31,956.09	\$20,886.16	\$11,069.93	\$2,394,372.06	\$1,295,513.25
89	1/1/2025	\$2,394,372.06	\$31,956.09	\$0.00	\$31,956.09	\$20,981.89	\$10,974.21	\$2,373,390.17	\$1,306,487.45
90	2/1/2025	\$2,373,390.17	\$31,956.09	\$0.00	\$31,956.09	\$21,078.05	\$10,878.04	\$2,352,312.12	\$1,317,365.49
91	3/1/2025	\$2,352,312.12	\$31,956.09	\$0.00	\$31,956.09	\$21,174.66	\$10,781.43	\$2,331,137.46	\$1,328,146.92
92	4/1/2025	\$2,331,137.46	\$31,956.09	\$0.00	\$31,956.09	\$21,271.71	\$10,684.38	\$2,309,865.74	\$1,338,831.30
93	5/1/2025	\$2,309,865.74	\$31,956.09	\$0.00	\$31,956.09	\$21,369.21	\$10,586.88	\$2,288,496.53	\$1,349,418.19
94	6/1/2025	\$2,288,496.53	\$31,956.09	\$0.00	\$31,956.09	\$21,467.15	\$10,488.94	\$2,267,029.38	\$1,359,907.13
95	7/1/2025	\$2,267,029.38	\$31,956.09	\$0.00	\$31,956.09	\$21,565.54	\$10,390.55	\$2,245,463.84	\$1,370,297.68
96	8/1/2025	\$2,245,463.84	\$31,956.09	\$0.00	\$31,956.09	\$21,664.38	\$10,291.71	\$2,223,799.46	\$1,380,589.39
97	9/1/2025	\$2,223,799.46	\$31,956.09	\$0.00	\$31,956.09	\$21,763.68	\$10,192.41	\$2,202,035.78	\$1,390,781.81
98	10/1/2025	\$2,202,035.78	\$31,956.09	\$0.00	\$31,956.09	\$21,863.43	\$10,092.66	\$2,180,172.35	\$1,400,874.47
99	11/1/2025	\$2,180,172.35	\$31,956.09	\$0.00	\$31,956.09	\$21,963.64	\$9,992.46	\$2,158,208.71	\$1,410,866.93
100	12/1/2025	\$2,158,208.71	\$31,956.09	\$0.00	\$31,956.09	\$22,064.30	\$9,891.79	\$2,136,144.41	\$1,420,758.72
101	1/1/2026	\$2,136,144.41	\$31,956.09	\$0.00	\$31,956.09	\$22,165.43	\$9,790.66	\$2,113,978.98	\$1,430,549.38
102	2/1/2026	\$2,113,978.98	\$31,956.09	\$0.00	\$31,956.09	\$22,267.02	\$9,689.07	\$2,091,711.96	\$1,440,238.45
103	3/1/2026	\$2,091,711.96	\$31,956.09	\$0.00	\$31,956.09	\$22,369.08	\$9,587.01	\$2,069,342.88	\$1,449,825.46
104	4/1/2026	\$2,069,342.88	\$31,956.09	\$0.00	\$31,956.09	\$22,471.60	\$9,484.49	\$2,046,871.27	\$1,459,309.95
105	5/1/2026	\$2,046,871.27	\$31,956.09	\$0.00	\$31,956.09	\$22,574.60	\$9,381.49	\$2,024,296.67	\$1,468,691.44
106	6/1/2026	\$2,024,296.67	\$31,956.09	\$0.00	\$31,956.09	\$22,678.07	\$9,278.03	\$2,001,618.61	\$1,477,969.47
107	7/1/2026	\$2,001,618.61	\$31,956.09	\$0.00	\$31,956.09	\$22,782.01	\$9,174.09	\$1,978,836.60	\$1,487,143.55
108	8/1/2026	\$1,978,836.60	\$31,956.09	\$0.00	\$31,956.09	\$22,886.43	\$9,069.67	\$1,955,950.17	\$1,496,213.22
109	9/1/2026	\$1,955,950.17	\$31,956.09	\$0.00	\$31,956.09	\$22,991.32	\$8,964.77	\$1,932,958.85	\$1,505,177.99
110	10/1/2026	\$1,932,958.85	\$31,956.09	\$0.00	\$31,956.09	\$23,096.70	\$8,859.39	\$1,909,862.15	\$1,514,037.39
111	11/1/2026	\$1,909,862.15	\$31,956.09	\$0.00	\$31,956.09	\$23,202.56	\$8,753.53	\$1,886,659.59	\$1,522,790.92
112	12/1/2026	\$1,886,659.59	\$31,956.09	\$0.00	\$31,956.09	\$23,308.90	\$8,647.19	\$1,863,350.69	\$1,531,438.11
113	1/1/2027	\$1,863,350.69	\$31,956.09	\$0.00	\$31,956.09	\$23,415.74	\$8,540.36	\$1,839,934.96	\$1,539,978.47
114	2/1/2027	\$1,839,934.96	\$31,956.09	\$0.00	\$31,956.09	\$23,523.06	\$8,433.04	\$1,816,411.90	\$1,548,411.51

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
115	3/1/2027	\$1,816,411.90	\$31,956.09	\$0.00	\$31,956.09	\$23,630.87	\$8,325.22	\$1,792,781.03	\$1,556,736.73
116	4/1/2027	\$1,792,781.03	\$31,956.09	\$0.00	\$31,956.09	\$23,739.18	\$8,216.91	\$1,769,041.85	\$1,564,953.64
117	5/1/2027	\$1,769,041.85	\$31,956.09	\$0.00	\$31,956.09	\$23,847.98	\$8,108.11	\$1,745,193.86	\$1,573,061.75
118	6/1/2027	\$1,745,193.86	\$31,956.09	\$0.00	\$31,956.09	\$23,957.29	\$7,998.81	\$1,721,236.57	\$1,581,060.55
119	7/1/2027	\$1,721,236.57	\$31,956.09	\$0.00	\$31,956.09	\$24,067.09	\$7,889.00	\$1,697,169.48	\$1,588,949.55
120	8/1/2027	\$1,697,169.48	\$31,956.09	\$0.00	\$31,956.09	\$24,177.40	\$7,778.69	\$1,672,992.08	\$1,596,728.25
121	9/1/2027	\$1,672,992.08	\$31,956.09	\$0.00	\$31,956.09	\$24,288.21	\$7,667.88	\$1,648,703.87	\$1,604,396.13
122	10/1/2027	\$1,648,703.87	\$31,956.09	\$0.00	\$31,956.09	\$24,399.53	\$7,556.56	\$1,624,304.33	\$1,611,952.69
123	11/1/2027	\$1,624,304.33	\$31,956.09	\$0.00	\$31,956.09	\$24,511.36	\$7,444.73	\$1,599,792.97	\$1,619,397.42
124	12/1/2027	\$1,599,792.97	\$31,956.09	\$0.00	\$31,956.09	\$24,623.71	\$7,332.38	\$1,575,169.26	\$1,626,729.80
125	1/1/2028	\$1,575,169.26	\$31,956.09	\$0.00	\$31,956.09	\$24,736.57	\$7,219.53	\$1,550,432.69	\$1,633,949.33
126	2/1/2028	\$1,550,432.69	\$31,956.09	\$0.00	\$31,956.09	\$24,849.94	\$7,106.15	\$1,525,582.75	\$1,641,055.48
127	3/1/2028	\$1,525,582.75	\$31,956.09	\$0.00	\$31,956.09	\$24,963.84	\$6,992.25	\$1,500,618.91	\$1,648,047.73
128	4/1/2028	\$1,500,618.91	\$31,956.09	\$0.00	\$31,956.09	\$25,078.26	\$6,877.84	\$1,475,540.66	\$1,654,925.57
129	5/1/2028	\$1,475,540.66	\$31,956.09	\$0.00	\$31,956.09	\$25,193.20	\$6,762.89	\$1,450,347.46	\$1,661,688.46
130	6/1/2028	\$1,450,347.46	\$31,956.09	\$0.00	\$31,956.09	\$25,308.67	\$6,647.43	\$1,425,038.79	\$1,668,335.89
131	7/1/2028	\$1,425,038.79	\$31,956.09	\$0.00	\$31,956.09	\$25,424.67	\$6,531.43	\$1,399,614.12	\$1,674,867.32
132	8/1/2028	\$1,399,614.12	\$31,956.09	\$0.00	\$31,956.09	\$25,541.19	\$6,414.90	\$1,374,072.93	\$1,681,282.21
133	9/1/2028	\$1,374,072.93	\$31,956.09	\$0.00	\$31,956.09	\$25,658.26	\$6,297.83	\$1,348,414.67	\$1,687,580.05
134	10/1/2028	\$1,348,414.67	\$31,956.09	\$0.00	\$31,956.09	\$25,775.86	\$6,180.23	\$1,322,638.81	\$1,693,760.28
135	11/1/2028	\$1,322,638.81	\$31,956.09	\$0.00	\$31,956.09	\$25,894.00	\$6,062.09	\$1,296,744.81	\$1,699,822.38
136	12/1/2028	\$1,296,744.81	\$31,956.09	\$0.00	\$31,956.09	\$26,012.68	\$5,943.41	\$1,270,732.13	\$1,705,765.79
137	1/1/2029	\$1,270,732.13	\$31,956.09	\$0.00	\$31,956.09	\$26,131.90	\$5,824.19	\$1,244,600.23	\$1,711,589.98
138	2/1/2029	\$1,244,600.23	\$31,956.09	\$0.00	\$31,956.09	\$26,251.68	\$5,704.42	\$1,218,348.55	\$1,717,294.40
139	3/1/2029	\$1,218,348.55	\$31,956.09	\$0.00	\$31,956.09	\$26,372.00	\$5,584.10	\$1,191,976.56	\$1,722,878.49
140	4/1/2029	\$1,191,976.56	\$31,956.09	\$0.00	\$31,956.09	\$26,492.87	\$5,463.23	\$1,165,483.69	\$1,728,341.72
141	5/1/2029	\$1,165,483.69	\$31,956.09	\$0.00	\$31,956.09	\$26,614.29	\$5,341.80	\$1,138,869.40	\$1,733,683.52
142	6/1/2029	\$1,138,869.40	\$31,956.09	\$0.00	\$31,956.09	\$26,736.27	\$5,219.82	\$1,112,133.12	\$1,738,903.34
143	7/1/2029	\$1,112,133.12	\$31,956.09	\$0.00	\$31,956.09	\$26,858.82	\$5,097.28	\$1,085,274.31	\$1,744,000.62
144	8/1/2029	\$1,085,274.31	\$31,956.09	\$0.00	\$31,956.09	\$26,981.92	\$4,974.17	\$1,058,292.39	\$1,748,974.79
145	9/1/2029	\$1,058,292.39	\$31,956.09	\$0.00	\$31,956.09	\$27,105.59	\$4,850.51	\$1,031,186.80	\$1,753,825.30
146	10/1/2029	\$1,031,186.80	\$31,956.09	\$0.00	\$31,956.09	\$27,229.82	\$4,726.27	\$1,003,956.98	\$1,758,551.57
147	11/1/2029	\$1,003,956.98	\$31,956.09	\$0.00	\$31,956.09	\$27,354.62	\$4,601.47	\$976,602.36	\$1,763,153.04
148	12/1/2029	\$976,602.36	\$31,956.09	\$0.00	\$31,956.09	\$27,480.00	\$4,476.09	\$949,122.36	\$1,767,629.13
149	1/1/2030	\$949,122.36	\$31,956.09	\$0.00	\$31,956.09	\$27,605.95	\$4,350.14	\$921,516.41	\$1,771,979.28
150	2/1/2030	\$921,516.41	\$31,956.09	\$0.00	\$31,956.09	\$27,732.48	\$4,223.62	\$893,783.93	\$1,776,202.89
151	3/1/2030	\$893,783.93	\$31,956.09	\$0.00	\$31,956.09	\$27,859.58	\$4,096.51	\$865,924.35	\$1,780,299.40
152	4/1/2030	\$865,924.35	\$31,956.09	\$0.00	\$31,956.09	\$27,987.27	\$3,968.82	\$837,937.08	\$1,784,268.22
153	5/1/2030	\$837,937.08	\$31,956.09	\$0.00	\$31,956.09	\$28,115.55	\$3,840.54	\$809,821.53	\$1,788,108.77
154	6/1/2030	\$809,821.53	\$31,956.09	\$0.00	\$31,956.09	\$28,244.41	\$3,711.68	\$781,577.12	\$1,791,820.45
155	7/1/2030	\$781,577.12	\$31,956.09	\$0.00	\$31,956.09	\$28,373.86	\$3,582.23	\$753,203.25	\$1,795,402.68
156	8/1/2030	\$753,203.25	\$31,956.09	\$0.00	\$31,956.09	\$28,503.91	\$3,452.18	\$724,699.34	\$1,798,854.86

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
157	9/1/2030	\$724,699.34	\$31,956.09	\$0.00	\$31,956.09	\$28,634.55	\$3,321.54	\$696,064.79	\$1,802,176.40
158	10/1/2030	\$696,064.79	\$31,956.09	\$0.00	\$31,956.09	\$28,765.80	\$3,190.30	\$667,298.99	\$1,805,366.70
159	11/1/2030	\$667,298.99	\$31,956.09	\$0.00	\$31,956.09	\$28,897.64	\$3,058.45	\$638,401.35	\$1,808,425.15
160	12/1/2030	\$638,401.35	\$31,956.09	\$0.00	\$31,956.09	\$29,030.09	\$2,926.01	\$609,371.27	\$1,811,351.16
161	1/1/2031	\$609,371.27	\$31,956.09	\$0.00	\$31,956.09	\$29,163.14	\$2,792.95	\$580,208.13	\$1,814,144.11
162	2/1/2031	\$580,208.13	\$31,956.09	\$0.00	\$31,956.09	\$29,296.81	\$2,659.29	\$550,911.32	\$1,816,803.39
163	3/1/2031	\$550,911.32	\$31,956.09	\$0.00	\$31,956.09	\$29,431.08	\$2,525.01	\$521,480.24	\$1,819,328.40
164	4/1/2031	\$521,480.24	\$31,956.09	\$0.00	\$31,956.09	\$29,565.98	\$2,390.12	\$491,914.26	\$1,821,718.52
165	5/1/2031	\$491,914.26	\$31,956.09	\$0.00	\$31,956.09	\$29,701.49	\$2,254.61	\$462,212.78	\$1,823,973.13
166	6/1/2031	\$462,212.78	\$31,956.09	\$0.00	\$31,956.09	\$29,837.62	\$2,118.48	\$432,375.16	\$1,826,091.60
167	7/1/2031	\$432,375.16	\$31,956.09	\$0.00	\$31,956.09	\$29,974.37	\$1,981.72	\$402,400.78	\$1,828,073.32
168	8/1/2031	\$402,400.78	\$31,956.09	\$0.00	\$31,956.09	\$30,111.76	\$1,844.34	\$372,289.03	\$1,829,917.66
169	9/1/2031	\$372,289.03	\$31,956.09	\$0.00	\$31,956.09	\$30,249.77	\$1,706.32	\$342,039.26	\$1,831,623.99
170	10/1/2031	\$342,039.26	\$31,956.09	\$0.00	\$31,956.09	\$30,388.41	\$1,567.68	\$311,650.85	\$1,833,191.67
171	11/1/2031	\$311,650.85	\$31,956.09	\$0.00	\$31,956.09	\$30,527.69	\$1,428.40	\$281,123.15	\$1,834,620.07
172	12/1/2031	\$281,123.15	\$31,956.09	\$0.00	\$31,956.09	\$30,667.61	\$1,288.48	\$250,455.54	\$1,835,908.55
173	1/1/2032	\$250,455.54	\$31,956.09	\$0.00	\$31,956.09	\$30,808.17	\$1,147.92	\$219,647.37	\$1,837,056.47
174	2/1/2032	\$219,647.37	\$31,956.09	\$0.00	\$31,956.09	\$30,949.38	\$1,006.72	\$188,697.99	\$1,838,063.18
175	3/1/2032	\$188,697.99	\$31,956.09	\$0.00	\$31,956.09	\$31,091.23	\$864.87	\$157,606.77	\$1,838,928.05
176	4/1/2032	\$157,606.77	\$31,956.09	\$0.00	\$31,956.09	\$31,233.73	\$722.36	\$126,373.04	\$1,839,650.41
177	5/1/2032	\$126,373.04	\$31,956.09	\$0.00	\$31,956.09	\$31,376.88	\$579.21	\$94,996.15	\$1,840,229.62
178	6/1/2032	\$94,996.15	\$31,956.09	\$0.00	\$31,956.09	\$31,520.69	\$435.40	\$63,475.46	\$1,840,665.02
179	7/1/2032	\$63,475.46	\$31,956.09	\$0.00	\$31,956.09	\$31,665.16	\$290.93	\$31,810.30	\$1,840,955.95
180	8/1/2032	\$31,810.30	\$31,956.09	\$0.00	\$31,810.30	\$31,664.50	\$145.80	\$0.00	\$1,841,101.75

Exhibit "B-7"

Furniture, Fixtures, and Equipment

G.E. Equipment	\$762,044
Security System	\$304,985
Herman Miller Furniture	\$1,969,320
Energy Management System	\$178,386
Data Cabling	\$282,760
Kiosks	\$80,000
T.V.'s/Smart Boards/Computers	\$253,500
PCG CM for FF&E	<u>\$80,000</u>
FF&E Total	\$3,910,995

ADDENDUM I-A
RESERVED

LEASE

2813 S. Main Street
Corona, California

Table of Contents

1.	Parties	1
2.	Premises	1
	2.1 Letting	1
	2.2 Defined	1
	2.3 Preparation of Premises/Acceptance	1
	2.4 Condition of Premises	2
3.	Use	2
4.	Term	2
	4.1 Commencement	2
	4.2 Confirmation of Lease Information	3
	4.3 Delay in Delivery of Premises	3
	4.4 Holding Over	4
5.	Rent	4
	5.1 Rent	4
	5.2 Percentage Increase	4
	5.3 County Improvement Reimbursement	4
6.	Options	4
	6.1 Option to Extend Term	4
	6.2 Right of First Refusal to Extend Lease Term	5
	6.3 First Right of Refusal; Option to Purchase	5
7.	Compliance	6
	7.1 Compliance	
	7.2 California Environmental Quality Act	6
	7.3 Americans With Disabilities	7
	7.4 Asbestos and Lead Based Paint	7
	7.5 Hazardous Substance	7
	7.6 Sick Building Syndrome	8
	7.7 Waste Water	8
8.	Custodial Services	9
	8.1 Custodial Services	9
	8.2 County's Right to Provide Custodial Services and Deduct Costs	9
9.	Utilities	10
10.	Repairs and Maintenance	10

10.1	Lessor's Repair and Maintenance Obligations	10
10.2	Lessor's Default	11
10.3	County's Right to Make Repairs and Deduct Cost	11
10.4	Emergency Repairs	12
10.5	Periodic Services	13
11.	Alterations and Additions	13
11.1	Improvements by Lessor	13
11.2	Improvements by County	14
11.3	Communications Equipment	15
12.	Exculpation, Indemnification, and Insurance	15
12.1	Exculpation	15
12.2	Indemnification and Hold Harmless	16
12.3	Insurance	18
13.	Damage and Destruction	22
13.1	Repair of Damage	22
13.2	Repair Period Notice	22
13.3	Lessor's Option to Terminate or Repair	23
13.4	County's Option to Terminate	23
13.5	Rent Abatement Due to Casualty	23
13.6	Damage Near End of Term	23
13.7	Effective Date of Termination; Rent Apportionment	24
13.8	Waiver of Statutory Provisions	24
13.9	Release on Termination	24
14.	Eminent Domain	24
14.1	Total Condemnation	24
14.2	Partial Condemnation	25
14.3	Award	25
14.4	Temporary Condemnation	25
15.	Estoppel Certificates	26
16.	Subordination, Non-Disturbance and Attornment	26
16.1	Subordination, Non-Disturbance and Attornment Agreement	26
16.2	Subordination	26
16.3	Attornment	26
17.	Breach by Lessor	27
17.1	Lessor's Default	27
17.2	County's Right to Cure Lessor's Default and Deduct Cost	27
17.3	Rent Setoff	27
18.	Lessor's Representations and Warranties	27
18.1	Title	28
18.2	Certificate of Authority	28

18.3	No Litigation	28
18.4	Easements	28
19.	Reserved	
20.	Miscellaneous	28
20.1	Quiet Enjoyment	28
20.2	Non Waiver	29
20.3	Binding on Successors	29
20.4	Severability	29
20.5	Venue	29
20.6	Attorney's Fees	29
20.7	County's Representative	29
20.8	Agent for Service of Process	29
20.9	Entire Lease	30
20.10	Interpretation	30
20.11	Time of Essence	30
20.12	Recording	31
20.13	Consent	31
20.14	Title	31
20.15	Conveyance by Lessor	31
20.16	Mechanic's Liens	31
20.17	Surrender	31
20.18	Notice	32
20.19	Authority	32
20.20	Approval of Supervisors	33
20.21	Separate Writings and Exhibits	34

EXHIBITS

The following exhibits are attached hereto and made a part of this Lease:

Site Plan	Exhibit A
Leasehold Improvement Agreement	Exhibit B
Asbestos	Exhibit C
Confirmation of Lease Information	Exhibit D
Custodial Services Agreement	Exhibit E
General Construction Specifications for Leased Facilities	Exhibit F
Estoppel Certificate	Exhibit G
Subordination, Non-Disturbance & Attornment Agreement	Exhibit H
CC&Rs	Exhibit I

LEASE
COUNTY OF RIVERSIDE

1. Parties.

1.1 This Lease ("Lease") is made by and between the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, hereinafter referred to as "County" and, Corona Medical Arts Plaza, LLC, a California limited liability company hereinafter referred to as "Lessor." County and Lessor are hereinafter collectively referred to as the "Parties" or individually as a "Party".

2. Premises.

2.1 Letting. Lessor hereby leases to County, and County hereby leases from Lessor, the Premises, for the term, at the rental, and upon all terms, covenants and conditions set forth in this Lease.

2.2 Defined. The Premises shall consist of that certain real property including all improvements therein (the "Property") or to be provided by Lessor under the terms of this Lease, and commonly known as 2813 S. Main Street, located in the City of Corona, County of Riverside, State of California, also identified as Assessor Parcel Number 113-340-019, generally described as a free standing building (together with all improvements and fixtures therein, the "Premises ") consisting of approximately 45,204 square feet with approximately 269 parking spaces allocated as unreserved and secured, as stated on the legal description and shown on the site plan, attached as Exhibit "A". It is understood that the Premises include all appurtenances and easements thereto and the non-exclusive right of ingress and egress at all times to and from the public streets and highways, and reciprocal parking rights on the adjacent parcel, for County, its employees and invitees.

2.3 Preparation of Premises/Acceptance. The rights and obligations of the Parties regarding the construction of the Premises before the commencement of the Term (as defined in Section 4.1 below) are stated in the attached Leasehold Improvement Agreement, Exhibit "B." If this Lease conflicts with the Leasehold Improvement Agreement, the Leasehold Improvement Agreement shall prevail at all

times prior to the Commencement Date (as defined in Section 4.1 below) and thereafter the Lease shall prevail.

2.4 Condition of Premises. Lessor shall deliver the Premises to County in a fully clean and safe condition, free of hazards and debris, entirely permitted and inspected by local authorities, on the Commencement Date, and Lessor warrants for the Term of this Lease, that all systems and equipment, including, but not limited to, electrical, plumbing, fire sprinkler, fire suppression system, fire/life/safety system, elevators, security systems, lighting, heating, ventilating and air conditioning systems ("HVAC"), loading doors, if any, that serve the Premises (herein defined as the "Base Building Systems"), other than those installed or constructed by County, and excepting damage caused by the County, shall be in safe, hazard free, good operating condition, and, the roof, bearing walls and foundation of the Premises shall be free of material defect.

3. Use.

3.1 County shall use and occupy the Premises for the purpose of providing office space for use by the Riverside University Health System – as a Public Health Clinic, Women's, Infants, Children's Center, Behavioral Health Services, Pharmacy, Urgent Care, Community Room and General Office Space, but the Premises may be used for any official business of County government or any other legal use which is reasonably comparable thereto. Nothing contained in this Lease shall be construed to require County to occupy the Premises continuously.

4. Term.

4.1 Commencement.

(a) This Lease shall be effective upon the date of its full execution by the Parties hereto. The Term of this Lease shall be for a period of fifteen (15) years ("Original Term") commencing on the earlier of (a) the date County accepts the Premises for occupancy, which acceptance shall not be unreasonably withheld, which shall occur only after the date on which Lessor delivers to County a copy of (i) the Certificate of Occupancy issued by the City of Corona relating to the Premises, and (ii) a certificate of substantial completion from the architect of record ("Commencement Date"). The Original Term shall expire at midnight on the last day of the fifteenth (15th)

year ("Expiration Date"). The Original Term and any extension thereof is hereinafter collectively referred to as the "Term".

(b) In the event that County fails to exercise the Option to Purchase as set forth in Section 6.3 of this Lease, the Original Term of the Lease (and the Expiration Date) shall be extended by five (5) years for a total term of Twenty (20) years.

4.2 Confirmation of Lease Information. At such time as the Commencement Date of this Lease has been determined, either Party may deliver to the other Party a notice in the form set forth in the attached Exhibit "D," which the receiving Party shall execute, after making any corrections necessary to conform the information to the provisions of this Lease, and return to the forwarding Party within thirty (30) days after receipt. Each Party will use reasonable efforts to deliver the notice to the other Party within thirty (30) days after the Commencement Date. Anything to the contrary notwithstanding, failure to forward or execute said notice shall not invalidate or nullify the provisions of this Lease.

4.3 Delay in Delivery of Premises. If the Original Term of this Lease has not commenced by 365 days (12 months) from the date that Lessor obtains a grading permit from the City of Corona, County will provide to Lessor an additional ninety (90) days to allow Lessor to continue to complete any action necessary to achieve Substantial Completion (as defined in the Leasehold Improvement Agreement) and Lessor shall use its best efforts and all due diligence to achieve Substantial Completion. In the event that the Commencement Date has not occurred at the end of said ninety (90) day period, and provided that Lessor has used its best efforts and all due diligence to achieve Substantial Completion, the Parties agree that Lessor shall have a second ninety (90) day period to achieve Substantial Completion and commence the Original Term. In the event that at the end of said second ninety (90) day period Lessor is unable to achieve Substantial Completion and commence the Original Term, and Lessor has used its best efforts and all due diligence to accomplish same and to commence the Original Term, then thereafter County shall deduct from any Rents that may become due hereunder the sum of one (1) day's Rent (based on the initial month's Rent to be paid including expenses) for each day the Premises are not Substantially Complete and available for occupancy as per Section 2.4, after said date, as liquidated

damages for failure to provide occupancy in a timely manner as prescribed hereunder. Lessor and County agree that such damages are to be the exclusive remedy, as prescribed in this Section 4, for such failure, in that, at the time of entering into this Lease, it would be impractical and extremely difficult to fix the actual damages that would flow from Lessor's failure to provide occupancy in a timely manner. If the Original Term of this Lease has not commenced by 365 days (12 months) from Lessor's obtaining of a grading permit from the city of Corona, and passage of the two additional ninety (90) day periods Lessee is unable to obtain Substantial Completion and commence the Original Term, County may, at its sole option cancel this Lease, and Lessor hereby waives any and all rights that it may have against County for any costs, expenses and/or charges that Lessor may have incurred as a result of preparing the Premises for occupancy. Notwithstanding the foregoing, each of the above time periods shall be extended by one (1) day for each one (1) day that any delays are caused by the County or any County Parties (defined below), or Force Majeure Delays (as defined in Section 20.21 hereof).

4.4 Holding Over. Any holding over by County after the expiration of said term or any extension thereof shall be deemed a month to month tenancy upon the same terms and conditions of this Lease, provided however, if such holding over continues for more than one hundred eighty (180) days then the monthly Rent shall be equal to one hundred and fifty percent (150%) of the monthly Rent applicable to the Premises immediately prior to the date of such expiration or earlier termination of the term of this Lease. County shall be liable for any and all damages Lessor suffers as a result of such holding over including, without limitation the loss of a prospective tenant and/or damages resulting from any delay or default by Lessor under any lease for the Premises.

5. Rent. The anniversary dates shall be deemed to fall on the first day of the first full month of each lease year following commencement of the Term.

5.1 Rent. County shall pay the sum of \$106,229.00 per month to Lessor as rent ("Rent") in consideration of the right of use and occupancy of the Premises by County during such period, payable in advance, on the first day of the

month; provided, however, in the event Rent for any period during the Term hereof is owing which is for less than one (1) full calendar month said Rent shall be pro rated based upon the actual number of days of said month. In the event the County Assessor excludes the value of the leasehold improvements (excepting therefrom all personal property) in the property valuation and tax assessment, the monthly rent shall be adjusted downward accordingly.

5.2 Percentage Increase. Notwithstanding the provisions of Section 5.1 herein, the monthly Rent (but not including the monthly payments for reimbursement for leasehold improvements and not including the monthly payment for Furniture, Fixtures, and Equipment, as set forth in the attached Exhibit "B," Leasehold Improvement Agreement), shall be increased on each anniversary of this Lease by an amount equal to percent (2.75%) of such monthly rent.

6. Options.

6.1 Option to Extend Term. Lessor grants to County two option(s) to extend the Original Term ("Extension Option(s)"). Each Extension Option shall be for a period of five years ("Extended Term"), subject to the conditions described in this Section 6.1.

6.1.1 Exercise of Option. The Extension Option(s) shall be exercised by County delivering to Lessor written notice thereof no later than ninety (90) days prior to the expiration of the Original Term or any extension thereof.

6.1.2 Option Rent. The Rent payable by County during the first year of any Extended Term shall be 2.75% greater than the Rent for the immediately preceding term or option period, and shall increase by 2.75% annually thereafter.

6.1.3 All terms and conditions of this Lease with exception of Rent and the Original Term shall remain in full force and effect during the Extended Term.

6.2 Right of First Refusal to Extend Lease Term. At such time as the Original Term and/or Extended Terms have expired, in further consideration of the Rent, covenants, and conditions to be paid, performed, and observed by County, Lessor hereby grants to County a right of first refusal to extend the Lease of the Premises, on the following terms and conditions: In the event Lessor receives a bona fide offer from

a third party to lease the Premises, which offer is acceptable to Lessor, Lessor shall promptly notify County in writing of the offer, including the amount of rent offered and other terms and conditions of the offer. County shall have thirty (30) business days within which to notify Lessor in writing whether County agrees to extend the Lease of the Premises on the same terms and conditions as the third party offer. In the event County elects to extend the Lease of the Premises, the Lease shall be subject to the same terms and conditions as the third party offer, including, but not limited to, amount of rent, term, and commencement date. In the event County fails to give written notice of its election to extend the Lease of the Premises, Lessor shall be free to accept the bona fide offer and lease the Premises to the third party. If the third party fails to lease the Premises and the Premises remains available, County shall have the same right of first refusal granted herein with respect to a bona fide offer to lease the Premises by a subsequent third party offeror.

6.3 Option to Purchase.

(a) County shall have the option to purchase the fee simple interest in the Property, including land and building, as set forth in Section 2.2, at Fair Market Value (as defined below) at any time after year five (5) year of the Original Term. County shall exercise this option to purchase by notification in writing to Lessor of County's exercise of said option to purchase under the provisions of this Lease. Within ninety (90) days of Lessor's receipt of County's notification, Lessor shall provide an appraisal (herein known as the "first appraisal"), completed by an MAI appraiser, to determine the Fair Market Value of the building, property, and related improvements. The "Fair Market Value" of the building, property, and related improvements shall be the greater value as calculated using the following methodologies: (i) replacement cost, (ii) comparable sales, or (iii) income capitalization. In the event County disagrees with the Fair Market Value as set forth by the appraisal provided by Lessor, County, at County's sole cost and expense, shall also provide an appraisal (herein known as the "second appraisal"), completed by an MAI appraiser, which shall set forth a second Fair Market Value for the building, property, and related improvements. In the event Lessor

disagrees with the Fair Market Value as set forth by the appraisal provided by County, then Lessor and County shall select an additional MAI appraiser to complete an additional appraisal (herein known as the "third appraisal"), and the parties shall each pay fifty percent (50%) of the expense for said appraiser. In the event the parties cannot agree to the Fair Market Value as set forth in the third appraisal, County and Lessor hereby agree that the Fair Market Value shall be as set forth in the appraisal (either the first or second appraisal) that is closest in value to the third appraisal. The purchase price of the Property shall be established as the Fair Market Value as determined herein; provided however, such purchase price shall include (in addition to the Fair Market Value) an amount equal to the cost, if any, attributable to any yield maintenance fee payable by Lessor under any loan secured by the property. Lessor shall prepay such debt and reconvey the lien of any deed of trust encumbering the Property. In no event shall Fair Market Value be less than the then outstanding balance of any loan secured by any deed of trust encumbering the Property.

Lessor and County, upon agreement as to the Fair Market Value of the Property shall open an escrow for the purpose of consummating a purchase of the property, and the purchase of the property by County of Lessor's interest shall commence and proceed diligently and close escrow in a timely and reasonable manner based upon similar purchase transactions of comparable buildings in the area. The Lessor as Seller shall be responsible for the cost of a CLTA policy in favor of County, for pro-ration of property taxes and payment of documentary transfer tax, if any, and one half of the escrow fees. County shall be responsible for payment of one half of the escrow fees and any other costs of the County as Buyer.

If Lessee exercises its option to purchase pursuant to this Section, the purchase price of the Property shall constitute a current expense of County and not a debt of County in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by County.