

ESTOPPEL CERTIFICATE

1. The County of Riverside, as Tenant, or County, and Jurupa Valley Medical Partners, LLC, a California limited liability company, as lessor (the “Lessor”), entered into a written Lease dated [_____], 2017 in which Lessor leased to County and County leased from Lessor those certain premises consisting of approximately 40,000 square feet of office space located at 8876 Mission Boulevard, City of Jurupa Valley, Riverside County, California (the “Lease”). The Lease, including any and all amendments, is referred to in this Certificate as the Lease.
2. The Lease has not been amended, modified, nor supplemented.
3. County has paid Rent through _____. The next payment of Rent is due on the first of each month. The current rent is [\$94,000.00] per month. County has not paid Lessor a security deposit.
4. Under the Lease, the Effective Date is [_____]. The Commencement Date of the Lease [choose one: has not occurred yet/is _____] and the expiration date of the Lease [choose one: is/will be] twenty (20) years after the Commencement Date (as such terms are defined in the Lease), subject to extension upon the valid exercise of any options the County may have to extend the term as identified in this Certificate.
5. The Lease provides for two options to extend the term of the Lease for 5 years each for a total of 10 years. The extension Options(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 Terms or any extension thereof. The rent payable by County during the first year of any extended term shall be [2.0] % greater than the rent payable during the last year of the original term or previous option period, as the case may be.
6. There are no oral or written amendments, modifications, or supplements to the Lease. A true, correct, and complete copy of the lease, including all amendments, is attached to this Certificate. The Lease is in full force and effect and represents the entire agreement between Lessor and the County pertaining For so long as the Southern California IBEW-NECA Pension Plan (the “Lender”) is the holder of a loan secured by a deed of trust on the Premises, County will not enter into any amendment to the Lease that has not been approved in writing by the Lender, and any such amendment without Lender’s consent shall not be binding upon Lender.
7. Lessor and County are not in default in the performance of any of the terms and provisions of the Lease. To the best knowledge of each Party, no event or condition has occurred that, with the giving of notice or passage of time, or both, would constitute such default by Lessor or County.
8. Lessor has not assigned, transferred, or hypothecated the real property or any interest in the real property.
9. The County has not assigned, transferred, or hypothecated the Lease or any interest in the Lease or subleased all or part of the Premises.

Exhibit G

10. Other than Lender, there are no mortgagees, beneficiaries under deeds of trust, or other holders of a security interest in the real property.
11. There are no setoffs or credits against Rent payable under the Lease. No free periods or rental abatements, rebates, or concessions have been granted to County.
12. There are no pending actions, voluntary or involuntary, under any bankruptcy or insolvency laws of the United States or any state against either Lessor or County
13. The execution of this Certificate by Lessor and the County does not amend the Lease or waive any of Lessor's or County's rights under the Lease.
14. This Certificate is given to Lender and the Lessor with the understanding that Lender and any purchaser of the above described real property or assignee of either Lessor or Lender may rely on it in connection with either the assignment or acquisition of the above described real property or making a loan secured by the above described real property. Following that acquisition, assignment by Lessor or loan, the Lease shall continue to remain in full force and effect and shall bind and inure to the benefit of Lessor and its successor(s) in interest.

COUNTY:

By: _____
Robert Field
Assistant County Executive Officer/EDA

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel

By: _____
Deputy County Counsel

Exhibit G

ADDENDUM 1



Jurupa Outpatient Clinic
 Cost Breakdown Detail - Revision Date June 6, 2017
 Outpatient Clinic T - 40,000 SF Medical Clinic

Cost Code	Description	Amount	Cost Code	Description	Amount	Cost Code	Description	Amount
1000	GENERAL CONDITIONS		3000	CONCRETE		9000	FINISHES	
1005.1	Permits	\$0	3100	Concrete Slab / Footings	\$0	9100	Metal Panel Soffit	\$0
1007	Dumpsters	\$7,500	3200	Tilt Up Concrete	\$0	9200	Lath & Plaster	\$0
1010	Erosion Control / Other	\$0	3201	Concrete Sacking	\$0	9250	Drywall / Metal Framing	\$1,019,873
1330	Surveying	\$0	3210	Concrete Stairs	\$0	9250.001	Structural Metal Framing	\$0
1410	Rental Equipment / Supplies	\$6,500	3300	Concrete Reinforcing	\$0	9300	Ceramic Tile	\$257,458
1460	Traffic Plates	\$0	3400	Precast Concrete	\$0	9500	Acoustical Ceiling	\$195,180
1500	Miscellaneous	\$6,000	3401	Poured in Place Concrete Top	\$0	9540	Marlite / FRP	\$0
1501	Trailer	\$3,250	3800	Lightweight Concrete	\$0	9600	Stone Flooring	\$0
1502	Temporary Power	\$5,000				9650	Resilient Flooring	\$0
1504	Water	\$0				9665	Sheet Vinyl Flooring	\$0
1505	Telephone	\$1,500				9680	Carpet	\$0
1506	Temp Toilets	\$2,975				9680.002	Floor Covering	\$207,579
1507	Plan Reproduction	\$3,500	4000	MASONRY		9700	Special Flooring	\$0
1509	Trailer Water	\$350	4200	Building Masonry	\$0	9791	Polished Concrete	\$0
1510	Temp. Fence	\$0	4230	Site Masonry	\$0	9800	Other Finishes	\$0
1511	Sand Bags	\$0	4400	Precast Masonry	\$0	9900	Painting	\$156,325
1550	Project Admin	\$25,000	4500	Other Masonry	\$0	9950	Wall Coverings	\$0
1551	Project Management	\$36,000						
1552	Supervision	\$78,000						
1553	General Labor	\$17,500						
1554	Clean Up	\$25,000	5000	STEEL		10000	MISCELLANEOUS SPECIALTIES	
			5100	Structural Steel	\$12,500	10150	Toilet Partitions	\$5,023
			5300	Metal Decking	\$0	10300	Sound Room / Accessories	\$0
			5520	Handrails and Railings	\$0	10400	Signage	\$0
			5600	Other Steel	\$0	10500	Lockers	\$8,454
						10520	Fire Extinguishers	\$6,000
						10520	Knox Boxes	\$0
						10530	Awnings	\$0
			6000	CARPENTRY		10600	Operable Partitions	\$25,000
2000	SITE WORK		6100	Rough Framing	\$24,000	10800	Toilet & Bath Accessories	\$31,039
2050	Demolition	\$0	6110	Panelized Roof	\$0	10902	Wood Planters	\$0
2051	Misc. Demolition	\$0	6190	Other Carpentry	\$0			
2053	Rock Blasting	\$0	6200.1	Finish Carpentry (Allowance)	\$242,575			
2075	Concrete Removal	\$0	6400	Cabinets	\$221,178			
2105	Traffic Control	\$0	6401	Solid Surface Tops	\$32,797	11000	EQUIPMENT	
2200	Miscellaneous Grading	\$0				11160	Dock Equipment	\$0
2205	Grubbing	\$0				11161	Dock Levelers	\$0
2210	Rough / Fine Grading	\$0				11165	Dock Bumpers	\$0
2210.001	Off-Site Grading	\$0	7000	THERM. PROTECT. / SHEET METAL		11180	Fireplace Equipment	\$0
2220	Excavate & Backfill	\$0	7100	Waterproofing	\$0	11400	Appliances	\$0
2510	Asphalt Paving	\$0	7200	Batt & Foil Insulation	\$79,980			
2510.001	Off-Site Paving	\$0	7240	E.I.F.S.	\$0			
2520	Concrete Curb / Gutter	\$0	7250	Fireproofing	\$0	12000	FURNISHINGS	
2525	Concrete Flatwork	\$0	7412	Other Therm. Protect/Sheet Mtl	\$0	12500	Window Treatment	\$66,880
2580	Striping	\$0	7500	Built Up Roofing	\$0	12694	Modular Furniture	\$0
2600	Utility Piping	\$0	7600	Sheet Metal	\$0			
2605	Off-Site Utilities	\$0	7700	Roof Curbs / Accessories	\$12,500	14000	CONVEYING SYSTEMS	
2650	Wet Utilities	\$0	7800	Specialty Skylights	\$0	14200	Elevators / Dumbwaiters	\$0
2665	Dom. Water / Meters	\$0	7900	Caulking	\$8,500			
2667	Fire Lines / Devices	\$0	7910	Joint Fill	\$0			
2710	Infiltration Trench	\$0				15000	MECHANICAL	
2720	Storm Drain / Fr. Drain	\$0				15300	Fire Protection	\$90,791
2730	Sewer	\$0				15400	Plumbing	\$595,015
2805	Fire Access Road	\$0	8000	DOORS / FRAMES / GLASS		15500	HVAC	\$750,000
2810	Irrigation Systems	\$0	8100	Hollow Metal Doors / Frames	\$0			
2830	Fences / Gates	\$0	8200	Wood Doors / Frames	\$229,577			
2841	Bike Racks	\$0	8250	Installation (Doors / Frames)	\$0	16000	ELECTRICAL	
2900	Landscape	\$0	8300	Overhead Doors	\$0	16050	Site Electrical	\$0
			8400	Storefront / Auto Doors	\$0	16500	Building Electrical	\$925,476
			8700	Finish Hardware	\$0	16700	Communications / Alarm	\$73,500
			8800	Glazing / Interior Windows	\$27,197	16900	Building Security	\$0
Prepared for: Boureston Development							Subtotal	\$5,522,472
Job Name: Jurupa Outpatient Clinic Outpatient Clinic T1							80000 Contingency	
Address: Mission Blvd and Pedley Jurupa Valley							80100 Overhead & Profit	\$276,124
Prepared by: Doug MacGinnis							1555 Insurance	\$55,777
Job #: 17-008							Total	\$5,854,373
			FF & E			Soft Costs		
			* GE Equipment	\$625,000		Architectural Fees	\$410,941	
			* Security System	\$304,985		Design Build Fees	\$85,000	
			* Herman Miller Furniture	\$1,400,000		LEED Consultants Fee	\$90,000	
			* Energy Management System	\$178,386		Interior Design	\$115,000	
			* Data Cabling / IT / AV Systems	\$282,760		Permit / Plan Check Fees	\$50,000	
			* Kiosks	\$80,000		T1 Contingency	\$980,797	
			* Dental Equipment	\$330,000		Inflation Factor	\$585,437	
			* WIC Furniture	\$138,000		Soft Construction Cost Subtotal	\$2,327,176	
			* WIC Equipment	\$15,000				
			* Sound Masking System	\$50,000		Construction Cost Subtotal:	\$8,181,549	
			* Lab	\$75,000				
			* Pharmacy	\$75,000		Grand Total (FF & E & Construction):	\$12,502,493	
			* TV's / Comp	\$224,000				
			* PCG CM for FF & E	\$75,000				
			* Equipment Consultant	\$75,000				
			* FF & E Contingency	\$392,813				
			FF & E Subtotal:	\$4,320,944				

LEASEHOLD IMPROVEMENT AGREEMENT
(8876 Mission Boulevard, Jurupa Valley, CA)

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 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 County 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. The Final Working Drawings shall be incorporated into this lease upon their completion 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. 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. Lessor has provided a construction schedule which is incorporated into this lease as Exhibit "B-3."

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 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 Jurupa Valley, or if no new Certificate of Occupancy is required, then upon acceptance of the improvements by the County of Riverside 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 the 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 construction of same.

5.2 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 5.1 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 estimated construction costs of the leasehold improvements, attached hereto and made a part hereof as Addendum 1. Upon Substantial Completion, Lessor shall provide the actual construction costs of the Leasehold Improvements in Addendum 1-A (herein the "Actual Costs of the Leasehold Improvements"). County shall receive a credit from Lessor in the amount of \$1,000,000.00 from Lessor (herein the "Tenant Improvement Allowance Credit") to offset the actual costs set forth in Addendum 1-A. The estimated costs of the all Leasehold Improvements as set forth in Addendum 1, including but not limited to architectural fees and permits, is \$6,605,314.00 (herein the "Leasehold Improvement Costs"). If needed, the Parties have budgeted an additional \$1,576,235.00 as project contingency (the "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 request/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 \$8,181,549.00 including the contingency (the "Total Costs").

The Maximum Reimbursable Cost therefore for which County shall be obligated for reimbursement to Lessor shall be \$7,181,549.00, (the "Maximum Reimbursable Costs"), which represents the Total Costs of the Leasehold Improvements less the Tenant Improvement Allowance Credit in the amount of \$1,000,000.00.

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 FURNITURE, FIXTURE, AND EQUIPMENT

8.1 In addition to the monthly 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 Actual Costs of Leasehold Improvements as set forth in 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 Maximum Reimbursable 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 due and payable together with the monthly rent as set forth in section 5.1 of the Lease and shall be based upon the amortized costs of the Addendum 1 costs as set forth in Section 7.1 less the Tenant Improvement Allowance Credit, and shall be amortized over one hundred eighty (180) months (the "Leasehold Amortization Period") at 5% interest, as reimbursement for the costs of improvements made by Lessor. Upon completion of the leasehold improvements, in the event the Actual Costs of the Leasehold Improvements Addendum 1-A are less 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 of the Leasehold Improvements less the Tenant Improvement Allowance Credit. In no event shall Lessor be reimbursed any amount in excess of Actual Costs of the Leasehold Improvements nor in excess of the total cost set forth in Sections 7.1 above. 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 effective date of this Lease until and including the Original Term of this Lease. In the event County makes a partial payment, the remaining balance shall be amortized over the number of the remaining months in the Leasehold Improvement at 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 schedule.

8.3 Lessor agrees to contract with outside vendors for the installation of County's furniture, fixtures, and equipment. Lessor shall contract directly with outside vendors and pay said vendors upon completion of the installation of the furniture, fixtures, and

equipment (the "FF&E") as set forth in Exhibit "B-7." Based upon the FF&E total budget of \$4,320,944.00 (the "Total FF&E Budget") as set forth in Exhibit "B-7," County shall reimburse Lessor for the FF&E, together with the monthly rent as set forth in Section 5.1 of the Lease the form of a monthly payment at 5% interest over one hundred eighty (180) months as set forth in the FF&E payment schedule attached to this Exhibit "B" as Exhibit "B-6." In the event the actual costs of the FF&E are less than the Total FF&E Budget, the payment schedule shall be revised accordingly to reflect the monthly payment at 5% interest on the actual costs. The FF&E actual costs revised payment schedule shall be attached as Exhibit "B-8." 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 the remaining balance shall be amortized over the number of the remaining months in the FF&E Amortization Period at 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. A list of the FF&E is set forth in Exhibit "B-7."

8.4 County shall pay to Lessor an amount not to exceed \$4,320,944.00 for the actual costs of the furniture, fixtures, and equipment made by Lessor on a monthly basis, as set forth in monthly payment schedule 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 Section 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 of the Original Lease Term and the payment calculated at an annual interest rate of 5%. 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.

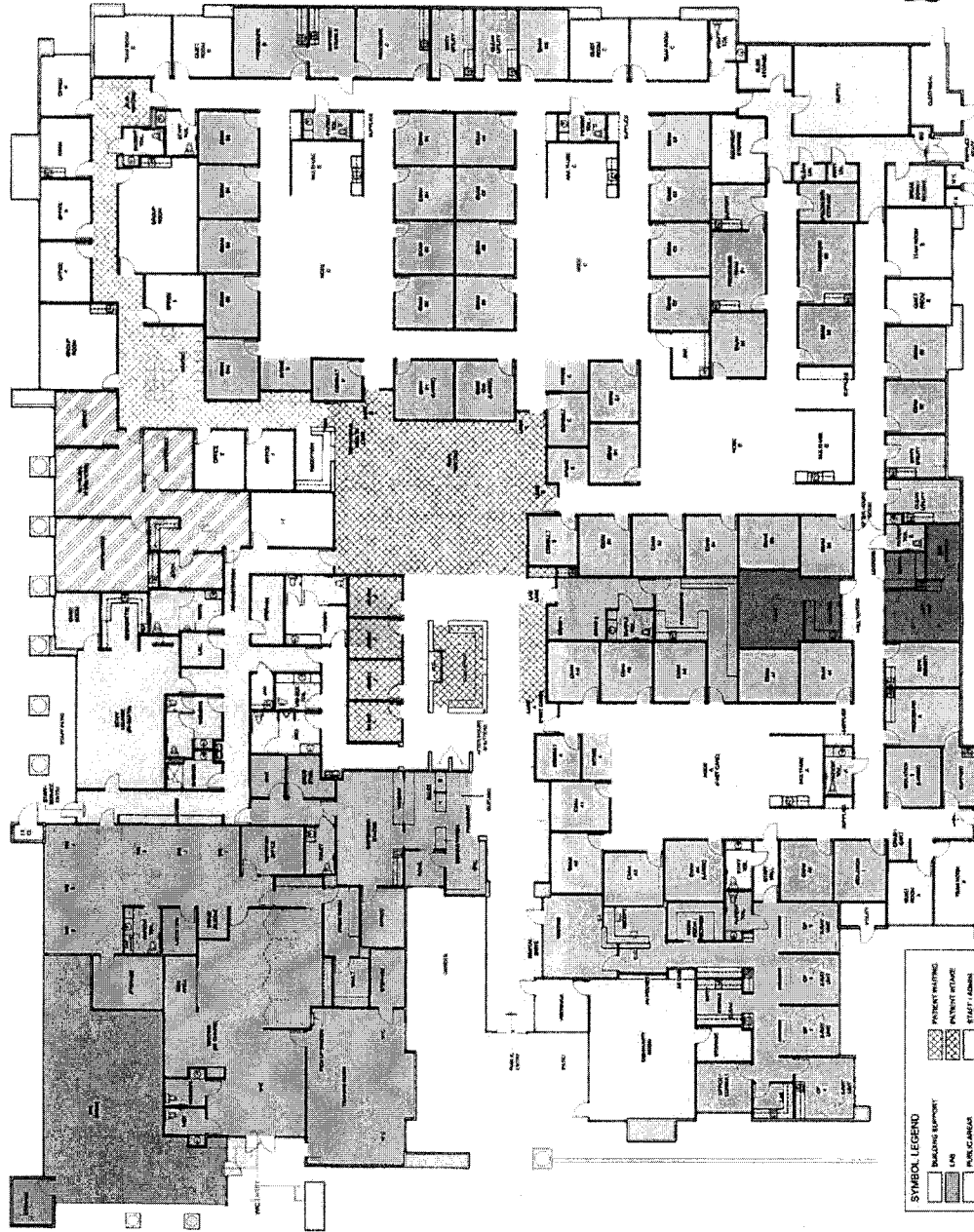
9.3 Lessor's Representative. Lessor has designated Jurupa Valley Medical Partners, LLC as its sole representative with respect to the matters set forth in this Leasehold Improvement Agreement, who, until further notice to County, shall have full authority and responsibility to act on behalf of the Lessor 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 of 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.

EXHIBIT B-1 SPACE PLAN



SYMBOL LEGEND

[Symbol]	Medical Support	[Symbol]	Priority Waiting
[Symbol]	LAB	[Symbol]	Patient Waiting
[Symbol]	PHYSICIAN	[Symbol]	Staff / Admin
[Symbol]	W/C	[Symbol]	Med Store
[Symbol]	RENOV	[Symbol]	Pharmacy
[Symbol]	COMMUNITY	[Symbol]	DENTAL
[Symbol]	ADAM	[Symbol]	Support/Staff
[Symbol]	BEHAVIORAL HEALTH	[Symbol]	Patient Care
[Symbol]	Patient Circulation	[Symbol]	

JURUPA VALLEY CARE CLINIC
 OVERALL FLOOR PLAN
 OPTION 2
 13-14-16

12-21-16
Boyd
1/2/17



13

EXHIBIT B-2
Working Drawings
Reserved

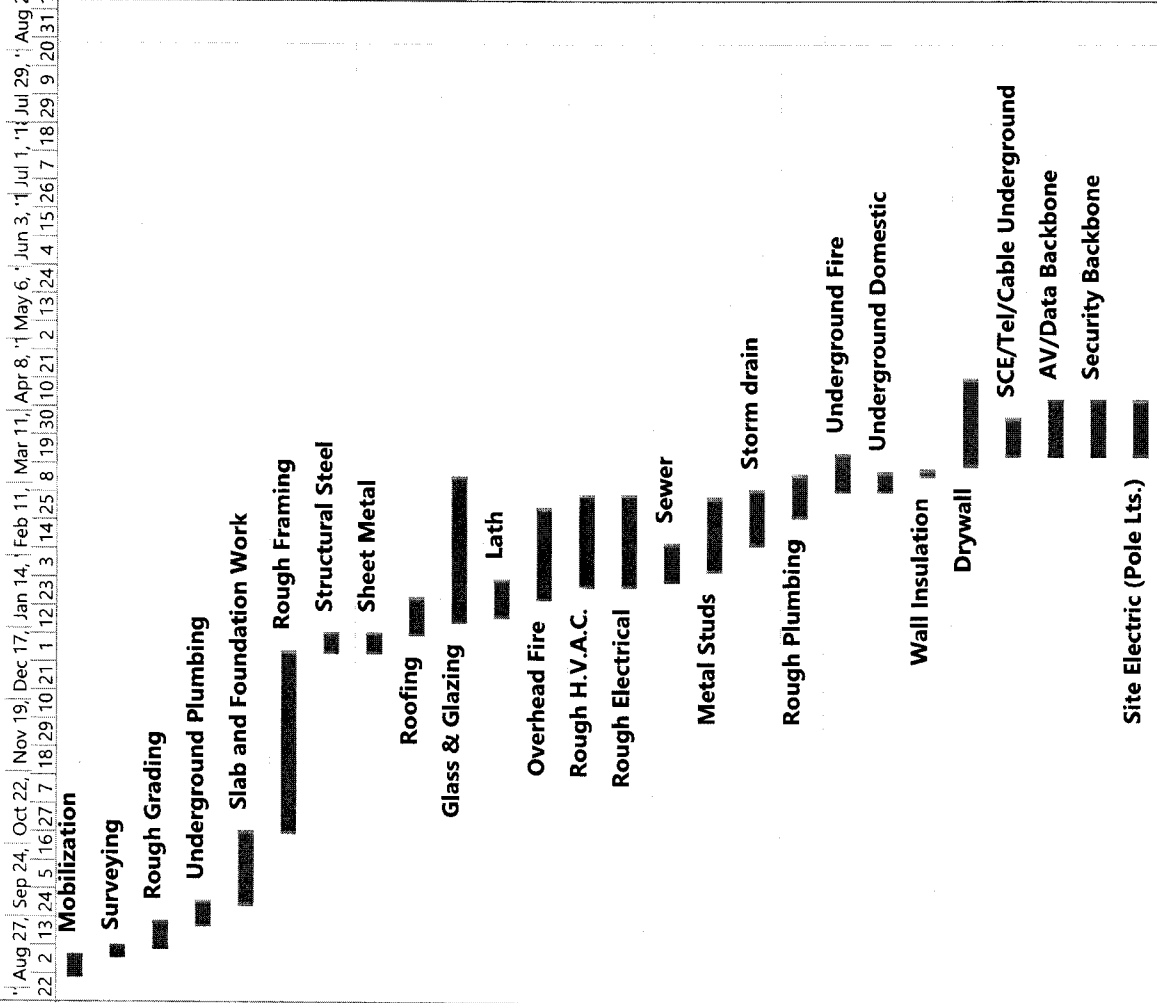


Jurupa Outpatient Medical Clinic

Preliminary Construction Schedule

6.6.17

ID	Task Name	Duration	Start	Finish
1	Mobilization	6 days	Fri 9/1/17	Fri 9/8/17
2	Surveying	3 days	Fri 9/8/17	Tue 9/12/17
10	Rough Grading	8 days	Tue 9/12/17	Thu 9/21/17
11	Underground Plumbing	7 days	Thu 9/21/17	Fri 9/29/17
13	Slab and Foundation Work	20 days	Fri 9/29/17	Thu 10/26/17
6	Rough Framing	50 days	Fri 10/27/17	Thu 1/4/18
15	Structural Steel	5 days	Fri 1/5/18	Thu 1/11/18
16	Sheet Metal	5 days	Fri 1/5/18	Thu 1/11/18
14	Roofing	10 days	Fri 1/12/18	Thu 1/25/18
25	Glass & Glazing	40 days	Wed 1/17/18	Tue 3/13/18
5	Lath	10 days	Fri 1/19/18	Thu 2/1/18
17	Overhead Fire	25 days	Fri 1/26/18	Thu 3/1/18
18	Rough H.V.A.C.	25 days	Wed 1/31/18	Tue 3/6/18
22	Rough Electrical	25 days	Wed 1/31/18	Tue 3/6/18
8	Sewer	10 days	Fri 2/2/18	Thu 2/15/18
19	Metal Studs	20 days	Tue 2/6/18	Mon 3/5/18
9	Storm Drain	15 days	Fri 2/16/18	Thu 3/8/18
23	Rough Plumbing	12 days	Tue 2/27/18	Wed 3/14/18
7	Underground Fire	10 days	Fri 3/9/18	Thu 3/22/18
12	Underground Domestic	5 days	Fri 3/9/18	Thu 3/15/18
21	Wall Insulation	2 days	Thu 3/15/18	Fri 3/16/18
24	Drywall	25 days	Mon 3/19/18	Fri 4/20/18
3	SCE/Tel/Cable Underground	10 days	Fri 3/23/18	Thu 4/5/18
20	AV/Data Backbone	15 days	Fri 3/23/18	Thu 4/12/18
33	Security Backbone	15 days	Fri 3/23/18	Thu 4/12/18
37	Site Electric (Pole Lts.)	15 days	Fri 3/23/18	Thu 4/12/18





Jurupa Outpatient Medical Clinic

Preliminary Construction Schedule

6.6.17

ID	Task Name	Duration	Start	Finish
4	Scratch/Brown/Color	14 days	Mon 3/26/18	Thu 4/12/18
31	Curb & Gutter Staking	2 days	Fri 4/13/18	Mon 4/16/18
32	Curb & Gutter Grade	3 days	Tue 4/17/18	Thu 4/19/18
26	T-Bar	15 days	Fri 4/20/18	Thu 5/10/18
34	Curb & Gutter	10 days	Fri 4/20/18	Thu 5/3/18
35	Irrigation Sleeves	6 days	Fri 5/4/18	Fri 5/11/18
36	Interior Paint	12 days	Fri 5/4/18	Mon 5/21/18
40	Sidewalks	10 days	Fri 5/4/18	Thu 5/17/18
27	Security Finish	15 days	Fri 5/11/18	Thu 5/31/18
28	Finish AV/Data	15 days	Fri 5/18/18	Thu 6/7/18
29	Finish H.V.A.C.	10 days	Fri 5/18/18	Thu 5/31/18
30	Finish Electrical	20 days	Fri 5/18/18	Thu 6/14/18
42	Fine Grading	4 days	Fri 5/18/18	Wed 5/23/18
41	Doors & Frames	15 days	Mon 5/21/18	Fri 6/8/18
46	Ceramic Tile	25 days	Wed 5/23/18	Tue 6/26/18
43	Asphalt Paving	6 days	Thu 5/24/18	Thu 5/31/18
45	Millwork	20 days	Wed 5/30/18	Tue 6/26/18
38	Landscape	35 days	Fri 6/15/18	Thu 8/2/18
39	Ceiling Tiles	10 days	Fri 6/15/18	Thu 6/28/18
47	Finish Plumbing	12 days	Tue 6/26/18	Wed 7/11/18
48	Toilet Partitions & Acces.	7 days	Wed 6/27/18	Thu 7/5/18
50	Carpet/Flooring	10 days	Fri 6/29/18	Thu 7/12/18
44	Modular Furniture Install	22 days	Fri 7/6/18	Mon 8/6/18
49	Striping & Bumpers	3 days	Fri 8/3/18	Tue 8/7/18
51	Final Clean-Up	7 days	Tue 8/7/18	Wed 8/15/18
52	Final Inspections	10 days	Wed 8/15/18	Tue 8/28/18



LOAN AMORTIZATION SCHEDULE Exhibit B-4 TENANT IMPROVEMENT AMORTIZATION SCHEDULE

ENTER VALUES

Loan amount	\$7,181,549.00
Annual interest rate	5.00%
Loan period in years	15
Number of payments per year	12
Start date of loan	9/1/2018

LOAN SUMMARY

Scheduled payment	\$56,791.23
Scheduled number of payments	180
Actual number of payments	180
Total early payments	\$0.00
Total interest	\$3,040,872.72

LENDER NAME Jurupa Valley Medical Partners, LLC

Optional extra payments \$0.00

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	9/1/2018	\$7,181,549.00	\$56,791.23	\$0.00	\$56,791.23	\$26,868.11	\$29,923.12	\$7,154,680.89	\$29,923.12
2	10/1/2018	\$7,154,680.89	\$56,791.23	\$0.00	\$56,791.23	\$26,980.06	\$29,811.17	\$7,127,700.83	\$59,734.29
3	11/1/2018	\$7,127,700.83	\$56,791.23	\$0.00	\$56,791.23	\$27,092.48	\$29,698.75	\$7,100,608.35	\$89,433.04
4	12/1/2018	\$7,100,608.35	\$56,791.23	\$0.00	\$56,791.23	\$27,205.36	\$29,585.87	\$7,073,402.99	\$119,018.91
5	1/1/2019	\$7,073,402.99	\$56,791.23	\$0.00	\$56,791.23	\$27,318.72	\$29,472.51	\$7,046,084.27	\$148,491.43
6	2/1/2019	\$7,046,084.27	\$56,791.23	\$0.00	\$56,791.23	\$27,432.55	\$29,358.68	\$7,018,651.72	\$177,850.11
7	3/1/2019	\$7,018,651.72	\$56,791.23	\$0.00	\$56,791.23	\$27,546.85	\$29,244.38	\$6,991,104.87	\$207,094.49
8	4/1/2019	\$6,963,443.24	\$56,791.23	\$0.00	\$56,791.23	\$27,661.63	\$29,129.60	\$6,963,443.24	\$236,224.10
9	5/1/2019	\$6,935,666.36	\$56,791.23	\$0.00	\$56,791.23	\$27,776.88	\$29,014.35	\$6,935,666.36	\$265,238.44
10	6/1/2019	\$6,907,773.73	\$56,791.23	\$0.00	\$56,791.23	\$27,892.62	\$28,898.61	\$6,907,773.73	\$294,137.05
11	7/1/2019	\$6,879,764.89	\$56,791.23	\$0.00	\$56,791.23	\$28,008.84	\$28,782.39	\$6,879,764.89	\$322,919.44
12	8/1/2019	\$6,851,639.35	\$56,791.23	\$0.00	\$56,791.23	\$28,125.54	\$28,665.69	\$6,851,639.35	\$351,585.13
13	9/1/2019	\$6,823,396.61	\$56,791.23	\$0.00	\$56,791.23	\$28,242.73	\$28,548.50	\$6,823,396.61	\$380,133.63
14	10/1/2019	\$6,795,036.20	\$56,791.23	\$0.00	\$56,791.23	\$28,360.41	\$28,430.82	\$6,795,036.20	\$408,564.45
15	11/1/2019	\$6,766,557.62	\$56,791.23	\$0.00	\$56,791.23	\$28,478.58	\$28,312.65	\$6,766,557.62	\$436,877.10
16	12/1/2019	\$6,737,960.38	\$56,791.23	\$0.00	\$56,791.23	\$28,597.24	\$28,193.99	\$6,737,960.38	\$465,071.09
17	1/1/2020	\$6,709,243.98	\$56,791.23	\$0.00	\$56,791.23	\$28,716.40	\$28,074.83	\$6,709,243.98	\$493,145.92
18	2/1/2020	\$6,680,407.93	\$56,791.23	\$0.00	\$56,791.23	\$28,836.05	\$27,955.18	\$6,680,407.93	\$521,101.11
19	3/1/2020	\$6,651,451.73	\$56,791.23	\$0.00	\$56,791.23	\$28,956.20	\$27,835.03	\$6,651,451.73	\$548,936.14
20	4/1/2020	\$6,622,374.88	\$56,791.23	\$0.00	\$56,791.23	\$29,076.85	\$27,714.38	\$6,622,374.88	\$576,650.52
21	5/1/2020	\$6,593,176.88	\$56,791.23	\$0.00	\$56,791.23	\$29,198.00	\$27,593.23	\$6,593,176.88	\$604,243.75
22	6/1/2020	\$6,563,857.22	\$56,791.23	\$0.00	\$56,791.23	\$29,319.66	\$27,471.57	\$6,563,857.22	\$631,715.32
23	7/1/2020	\$6,534,415.39	\$56,791.23	\$0.00	\$56,791.23	\$29,441.83	\$27,349.41	\$6,534,415.39	\$659,064.72
24	8/1/2020	\$6,504,850.89	\$56,791.23	\$0.00	\$56,791.23	\$29,564.50	\$27,226.73	\$6,504,850.89	\$686,291.46
25	9/1/2020	\$6,475,163.21	\$56,791.23	\$0.00	\$56,791.23	\$29,687.69	\$27,103.55	\$6,475,163.21	\$713,395.00
26	10/1/2020	\$6,445,351.82	\$56,791.23	\$0.00	\$56,791.23	\$29,811.39	\$26,979.85	\$6,445,351.82	\$740,374.85
27	11/1/2020	\$6,415,416.22	\$56,791.23	\$0.00	\$56,791.23	\$29,935.60	\$26,855.63	\$6,415,416.22	\$767,230.48
28	12/1/2020	\$6,385,355.89	\$56,791.23	\$0.00	\$56,791.23	\$30,060.33	\$26,730.90	\$6,385,355.89	\$793,961.38
29	1/1/2021	\$6,355,170.31	\$56,791.23	\$0.00	\$56,791.23	\$30,185.58	\$26,605.65	\$6,355,170.31	\$820,567.03
30	2/1/2021	\$6,324,858.95	\$56,791.23	\$0.00	\$56,791.23	\$30,311.36	\$26,479.88	\$6,324,858.95	\$847,046.91
31	3/1/2021	\$6,294,421.30	\$56,791.23	\$0.00	\$56,791.23	\$30,437.65	\$26,353.58	\$6,294,421.30	\$873,400.49
32	4/1/2021	\$6,263,856.82	\$56,791.23	\$0.00	\$56,791.23	\$30,564.48	\$26,226.76	\$6,263,856.82	\$899,627.24
33	5/1/2021	\$6,233,165.00	\$56,791.23	\$0.00	\$56,791.23	\$30,691.83	\$26,099.40	\$6,233,165.00	\$925,726.64
34	6/1/2021	\$6,202,345.28	\$56,791.23	\$0.00	\$56,791.23	\$30,819.71	\$25,971.52	\$6,202,345.28	\$951,698.17
35	7/1/2021	\$6,171,397.16	\$56,791.23	\$0.00	\$56,791.23	\$30,948.13	\$25,843.11	\$6,171,397.16	\$977,541.27
36	8/1/2021	\$6,140,320.08	\$56,791.23	\$0.00	\$56,791.23	\$31,077.08	\$25,714.15	\$6,140,320.08	\$1,003,255.43
37	9/1/2021	\$6,109,113.52	\$56,791.23	\$0.00	\$56,791.23	\$31,206.56	\$25,584.67	\$6,109,113.52	\$1,028,840.09

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
38	10/1/2021	\$6,109,113.52	\$56,791.23	\$0.00	\$56,791.23	\$31,336.59	\$25,454.64	\$6,077,776.92	\$1,054,294.73
39	11/1/2021	\$6,077,776.92	\$56,791.23	\$0.00	\$56,791.23	\$31,467.16	\$25,324.07	\$6,046,309.76	\$1,079,618.80
40	12/1/2021	\$6,046,309.76	\$56,791.23	\$0.00	\$56,791.23	\$31,598.27	\$25,192.96	\$6,014,711.49	\$1,104,811.76
41	1/1/2022	\$6,014,711.49	\$56,791.23	\$0.00	\$56,791.23	\$31,729.93	\$25,061.30	\$5,982,981.55	\$1,129,873.06
42	2/1/2022	\$5,982,981.55	\$56,791.23	\$0.00	\$56,791.23	\$31,862.14	\$24,929.09	\$5,951,119.41	\$1,154,802.15
43	3/1/2022	\$5,951,119.41	\$56,791.23	\$0.00	\$56,791.23	\$31,994.90	\$24,796.33	\$5,919,124.51	\$1,179,598.48
44	4/1/2022	\$5,919,124.51	\$56,791.23	\$0.00	\$56,791.23	\$32,128.21	\$24,663.02	\$5,886,996.30	\$1,204,261.50
45	5/1/2022	\$5,886,996.30	\$56,791.23	\$0.00	\$56,791.23	\$32,262.08	\$24,529.15	\$5,854,734.22	\$1,228,790.65
46	6/1/2022	\$5,854,734.22	\$56,791.23	\$0.00	\$56,791.23	\$32,396.51	\$24,394.73	\$5,822,337.71	\$1,253,185.37
47	7/1/2022	\$5,822,337.71	\$56,791.23	\$0.00	\$56,791.23	\$32,531.49	\$24,259.74	\$5,789,806.22	\$1,277,445.12
48	8/1/2022	\$5,789,806.22	\$56,791.23	\$0.00	\$56,791.23	\$32,667.04	\$24,124.19	\$5,757,139.18	\$1,301,569.31
49	9/1/2022	\$5,757,139.18	\$56,791.23	\$0.00	\$56,791.23	\$32,803.15	\$23,988.08	\$5,724,336.03	\$1,325,557.39
50	10/1/2022	\$5,724,336.03	\$56,791.23	\$0.00	\$56,791.23	\$32,939.83	\$23,851.40	\$5,691,396.20	\$1,349,408.79
51	11/1/2022	\$5,691,396.20	\$56,791.23	\$0.00	\$56,791.23	\$33,077.08	\$23,714.15	\$5,658,319.12	\$1,373,122.94
52	12/1/2022	\$5,658,319.12	\$56,791.23	\$0.00	\$56,791.23	\$33,214.90	\$23,576.33	\$5,625,104.22	\$1,396,699.27
53	1/1/2023	\$5,625,104.22	\$56,791.23	\$0.00	\$56,791.23	\$33,353.30	\$23,437.93	\$5,591,750.92	\$1,420,137.20
54	2/1/2023	\$5,591,750.92	\$56,791.23	\$0.00	\$56,791.23	\$33,492.27	\$23,298.96	\$5,558,258.65	\$1,443,436.16
55	3/1/2023	\$5,558,258.65	\$56,791.23	\$0.00	\$56,791.23	\$33,631.82	\$23,159.41	\$5,524,626.83	\$1,466,595.58
56	4/1/2023	\$5,524,626.83	\$56,791.23	\$0.00	\$56,791.23	\$33,771.95	\$23,019.28	\$5,490,854.87	\$1,489,614.85
57	5/1/2023	\$5,490,854.87	\$56,791.23	\$0.00	\$56,791.23	\$33,912.67	\$22,878.56	\$5,456,942.20	\$1,512,493.42
58	6/1/2023	\$5,456,942.20	\$56,791.23	\$0.00	\$56,791.23	\$34,053.97	\$22,737.26	\$5,422,888.23	\$1,535,230.68
59	7/1/2023	\$5,422,888.23	\$56,791.23	\$0.00	\$56,791.23	\$34,195.86	\$22,595.37	\$5,388,692.37	\$1,557,826.04
60	8/1/2023	\$5,388,692.37	\$56,791.23	\$0.00	\$56,791.23	\$34,338.35	\$22,452.88	\$5,354,354.02	\$1,580,278.93
61	9/1/2023	\$5,354,354.02	\$56,791.23	\$0.00	\$56,791.23	\$34,481.42	\$22,309.81	\$5,319,872.60	\$1,602,588.74
62	10/1/2023	\$5,319,872.60	\$56,791.23	\$0.00	\$56,791.23	\$34,625.10	\$22,166.14	\$5,285,247.50	\$1,624,754.87
63	11/1/2023	\$5,285,247.50	\$56,791.23	\$0.00	\$56,791.23	\$34,769.37	\$22,021.86	\$5,250,478.13	\$1,646,776.74
64	12/1/2023	\$5,250,478.13	\$56,791.23	\$0.00	\$56,791.23	\$34,914.24	\$21,876.99	\$5,215,563.89	\$1,668,653.73
65	1/1/2024	\$5,215,563.89	\$56,791.23	\$0.00	\$56,791.23	\$35,059.72	\$21,731.52	\$5,180,504.18	\$1,690,385.25
66	2/1/2024	\$5,180,504.18	\$56,791.23	\$0.00	\$56,791.23	\$35,205.80	\$21,585.43	\$5,145,298.38	\$1,711,970.68
67	3/1/2024	\$5,145,298.38	\$56,791.23	\$0.00	\$56,791.23	\$35,352.49	\$21,438.74	\$5,109,945.89	\$1,733,409.42
68	4/1/2024	\$5,109,945.89	\$56,791.23	\$0.00	\$56,791.23	\$35,499.79	\$21,291.44	\$5,074,446.10	\$1,754,700.86
69	5/1/2024	\$5,074,446.10	\$56,791.23	\$0.00	\$56,791.23	\$35,647.71	\$21,143.53	\$5,038,798.40	\$1,775,844.39
70	6/1/2024	\$5,038,798.40	\$56,791.23	\$0.00	\$56,791.23	\$35,796.24	\$20,994.99	\$5,003,002.16	\$1,796,839.38
71	7/1/2024	\$5,003,002.16	\$56,791.23	\$0.00	\$56,791.23	\$35,945.39	\$20,845.84	\$4,967,056.77	\$1,817,685.22
72	8/1/2024	\$4,967,056.77	\$56,791.23	\$0.00	\$56,791.23	\$36,095.16	\$20,696.07	\$4,930,961.61	\$1,838,381.29
73	9/1/2024	\$4,930,961.61	\$56,791.23	\$0.00	\$56,791.23	\$36,245.56	\$20,545.67	\$4,894,716.05	\$1,858,926.97
74	10/1/2024	\$4,894,716.05	\$56,791.23	\$0.00	\$56,791.23	\$36,396.58	\$20,394.65	\$4,858,319.47	\$1,879,321.62
75	11/1/2024	\$4,858,319.47	\$56,791.23	\$0.00	\$56,791.23	\$36,548.23	\$20,243.00	\$4,821,771.23	\$1,899,564.62
76	12/1/2024	\$4,821,771.23	\$56,791.23	\$0.00	\$56,791.23	\$36,700.52	\$20,090.71	\$4,785,070.71	\$1,919,655.33
77	1/1/2025	\$4,785,070.71	\$56,791.23	\$0.00	\$56,791.23	\$36,853.44	\$19,937.79	\$4,748,217.28	\$1,939,593.12
78	2/1/2025	\$4,748,217.28	\$56,791.23	\$0.00	\$56,791.23	\$37,006.99	\$19,784.24	\$4,711,210.28	\$1,959,377.36
79	3/1/2025	\$4,711,210.28	\$56,791.23	\$0.00	\$56,791.23	\$37,161.19	\$19,630.04	\$4,674,049.09	\$1,979,007.41
80	4/1/2025	\$4,674,049.09	\$56,791.23	\$0.00	\$56,791.23	\$37,316.03	\$19,475.20	\$4,636,733.07	\$1,998,482.61
81	5/1/2025	\$4,636,733.07	\$56,791.23	\$0.00	\$56,791.23	\$37,471.51	\$19,319.72	\$4,599,261.56	\$2,017,802.33
82	6/1/2025	\$4,599,261.56	\$56,791.23	\$0.00	\$56,791.23	\$37,627.64	\$19,163.59	\$4,561,633.91	\$2,036,965.92
83	7/1/2025	\$4,561,633.91	\$56,791.23	\$0.00	\$56,791.23	\$37,784.42	\$19,006.81	\$4,523,849.49	\$2,055,972.73
84	8/1/2025	\$4,523,849.49	\$56,791.23	\$0.00	\$56,791.23	\$37,941.86	\$18,849.37	\$4,485,907.63	\$2,074,822.10
85	9/1/2025	\$4,485,907.63	\$56,791.23	\$0.00	\$56,791.23	\$38,099.95	\$18,691.28	\$4,447,807.68	\$2,093,513.38
86	10/1/2025	\$4,447,807.68	\$56,791.23	\$0.00	\$56,791.23	\$38,258.70	\$18,532.53	\$4,409,548.98	\$2,112,045.92

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
87	11/1/2025	\$4,409,548.98	\$56,791.23	\$0.00	\$56,791.23	\$38,418.11	\$18,373.12	\$4,371,130.87	\$2,130,419.04
88	12/1/2025	\$4,371,130.87	\$56,791.23	\$0.00	\$56,791.23	\$38,578.19	\$18,213.05	\$4,332,552.68	\$2,148,632.08
89	1/1/2026	\$4,332,552.68	\$56,791.23	\$0.00	\$56,791.23	\$38,738.93	\$18,052.30	\$4,293,813.75	\$2,166,684.38
90	2/1/2026	\$4,293,813.75	\$56,791.23	\$0.00	\$56,791.23	\$38,900.34	\$17,890.89	\$4,254,913.41	\$2,184,575.28
91	3/1/2026	\$4,254,913.41	\$56,791.23	\$0.00	\$56,791.23	\$39,062.43	\$17,728.81	\$4,215,850.99	\$2,202,304.08
92	4/1/2026	\$4,215,850.99	\$56,791.23	\$0.00	\$56,791.23	\$39,225.19	\$17,566.05	\$4,176,625.80	\$2,219,870.13
93	5/1/2026	\$4,176,625.80	\$56,791.23	\$0.00	\$56,791.23	\$39,388.62	\$17,402.61	\$4,137,237.18	\$2,237,272.73
94	6/1/2026	\$4,137,237.18	\$56,791.23	\$0.00	\$56,791.23	\$39,552.74	\$17,238.49	\$4,097,684.43	\$2,254,511.22
95	7/1/2026	\$4,097,684.43	\$56,791.23	\$0.00	\$56,791.23	\$39,717.55	\$17,073.69	\$4,057,966.89	\$2,271,584.91
96	8/1/2026	\$4,057,966.89	\$56,791.23	\$0.00	\$56,791.23	\$39,883.04	\$16,908.20	\$4,018,083.85	\$2,288,493.10
97	9/1/2026	\$4,018,083.85	\$56,791.23	\$0.00	\$56,791.23	\$40,049.22	\$16,742.02	\$3,978,034.64	\$2,305,235.12
98	10/1/2026	\$3,978,034.64	\$56,791.23	\$0.00	\$56,791.23	\$40,216.09	\$16,575.14	\$3,937,818.55	\$2,321,810.26
99	11/1/2026	\$3,937,818.55	\$56,791.23	\$0.00	\$56,791.23	\$40,383.65	\$16,407.58	\$3,897,434.89	\$2,338,217.84
100	12/1/2026	\$3,897,434.89	\$56,791.23	\$0.00	\$56,791.23	\$40,551.92	\$16,239.31	\$3,856,882.97	\$2,354,457.15
101	1/1/2027	\$3,856,882.97	\$56,791.23	\$0.00	\$56,791.23	\$40,720.89	\$16,070.35	\$3,816,162.09	\$2,370,527.50
102	2/1/2027	\$3,816,162.09	\$56,791.23	\$0.00	\$56,791.23	\$40,890.56	\$15,900.68	\$3,775,271.53	\$2,386,428.17
103	3/1/2027	\$3,775,271.53	\$56,791.23	\$0.00	\$56,791.23	\$41,060.93	\$15,730.30	\$3,734,210.60	\$2,402,158.47
104	4/1/2027	\$3,734,210.60	\$56,791.23	\$0.00	\$56,791.23	\$41,232.02	\$15,559.21	\$3,692,978.58	\$2,417,717.68
105	5/1/2027	\$3,692,978.58	\$56,791.23	\$0.00	\$56,791.23	\$41,403.82	\$15,387.41	\$3,651,574.76	\$2,433,105.09
106	6/1/2027	\$3,651,574.76	\$56,791.23	\$0.00	\$56,791.23	\$41,576.34	\$15,214.89	\$3,609,998.42	\$2,448,319.99
107	7/1/2027	\$3,609,998.42	\$56,791.23	\$0.00	\$56,791.23	\$41,749.57	\$15,041.66	\$3,568,248.85	\$2,463,361.65
108	8/1/2027	\$3,568,248.85	\$56,791.23	\$0.00	\$56,791.23	\$41,923.53	\$14,867.70	\$3,526,325.32	\$2,478,229.35
109	9/1/2027	\$3,526,325.32	\$56,791.23	\$0.00	\$56,791.23	\$42,098.21	\$14,693.02	\$3,484,227.11	\$2,492,922.37
110	10/1/2027	\$3,484,227.11	\$56,791.23	\$0.00	\$56,791.23	\$42,273.62	\$14,517.61	\$3,441,953.49	\$2,507,439.99
111	11/1/2027	\$3,441,953.49	\$56,791.23	\$0.00	\$56,791.23	\$42,449.76	\$14,341.47	\$3,399,503.73	\$2,521,781.46
112	12/1/2027	\$3,399,503.73	\$56,791.23	\$0.00	\$56,791.23	\$42,626.63	\$14,164.60	\$3,356,877.10	\$2,535,946.06
113	1/1/2028	\$3,356,877.10	\$56,791.23	\$0.00	\$56,791.23	\$42,804.24	\$13,986.99	\$3,314,072.85	\$2,549,933.05
114	2/1/2028	\$3,314,072.85	\$56,791.23	\$0.00	\$56,791.23	\$42,982.59	\$13,808.64	\$3,271,090.26	\$2,563,741.68
115	3/1/2028	\$3,271,090.26	\$56,791.23	\$0.00	\$56,791.23	\$43,161.69	\$13,629.54	\$3,227,928.57	\$2,577,371.23
116	4/1/2028	\$3,227,928.57	\$56,791.23	\$0.00	\$56,791.23	\$43,341.53	\$13,449.70	\$3,184,587.04	\$2,590,820.93
117	5/1/2028	\$3,184,587.04	\$56,791.23	\$0.00	\$56,791.23	\$43,522.12	\$13,269.11	\$3,141,064.92	\$2,604,090.04
118	6/1/2028	\$3,141,064.92	\$56,791.23	\$0.00	\$56,791.23	\$43,703.46	\$13,087.77	\$3,097,361.46	\$2,617,177.81
119	7/1/2028	\$3,097,361.46	\$56,791.23	\$0.00	\$56,791.23	\$43,885.56	\$12,905.67	\$3,053,475.90	\$2,630,083.48
120	8/1/2028	\$3,053,475.90	\$56,791.23	\$0.00	\$56,791.23	\$44,068.42	\$12,722.82	\$3,009,407.49	\$2,642,806.30
121	9/1/2028	\$3,009,407.49	\$56,791.23	\$0.00	\$56,791.23	\$44,252.03	\$12,539.20	\$2,965,155.45	\$2,655,345.50
122	10/1/2028	\$2,965,155.45	\$56,791.23	\$0.00	\$56,791.23	\$44,436.42	\$12,354.81	\$2,920,719.03	\$2,667,700.31
123	11/1/2028	\$2,920,719.03	\$56,791.23	\$0.00	\$56,791.23	\$44,621.57	\$12,169.66	\$2,876,097.47	\$2,679,869.98
124	12/1/2028	\$2,876,097.47	\$56,791.23	\$0.00	\$56,791.23	\$44,807.49	\$11,983.74	\$2,831,289.97	\$2,691,853.72
125	1/1/2029	\$2,831,289.97	\$56,791.23	\$0.00	\$56,791.23	\$44,994.19	\$11,797.04	\$2,786,295.78	\$2,703,650.76
126	2/1/2029	\$2,786,295.78	\$56,791.23	\$0.00	\$56,791.23	\$45,181.67	\$11,609.57	\$2,741,114.12	\$2,715,260.32
127	3/1/2029	\$2,741,114.12	\$56,791.23	\$0.00	\$56,791.23	\$45,369.92	\$11,421.31	\$2,695,744.19	\$2,726,681.63
128	4/1/2029	\$2,695,744.19	\$56,791.23	\$0.00	\$56,791.23	\$45,558.96	\$11,232.27	\$2,650,185.23	\$2,737,913.90
129	5/1/2029	\$2,650,185.23	\$56,791.23	\$0.00	\$56,791.23	\$45,748.79	\$11,042.44	\$2,604,436.44	\$2,748,956.34
130	6/1/2029	\$2,604,436.44	\$56,791.23	\$0.00	\$56,791.23	\$45,939.41	\$10,851.82	\$2,558,497.02	\$2,759,808.16
131	7/1/2029	\$2,558,497.02	\$56,791.23	\$0.00	\$56,791.23	\$46,130.83	\$10,660.40	\$2,512,366.20	\$2,770,468.56
132	8/1/2029	\$2,512,366.20	\$56,791.23	\$0.00	\$56,791.23	\$46,323.04	\$10,468.19	\$2,466,043.16	\$2,780,936.75
133	9/1/2029	\$2,466,043.16	\$56,791.23	\$0.00	\$56,791.23	\$46,516.05	\$10,275.18	\$2,419,527.10	\$2,791,211.93
134	10/1/2029	\$2,419,527.10	\$56,791.23	\$0.00	\$56,791.23	\$46,709.87	\$10,081.36	\$2,372,817.23	\$2,801,293.30
135	11/1/2029	\$2,372,817.23	\$56,791.23	\$0.00	\$56,791.23	\$46,904.49	\$9,886.74	\$2,325,912.74	\$2,811,180.03

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
136	12/1/2029	\$2,325,912.74	\$56,791.23	\$0.00	\$56,791.23	\$47,099.93	\$9,691.30	\$2,278,812.81	\$2,820,871.34
137	1/1/2030	\$2,278,812.81	\$56,791.23	\$0.00	\$56,791.23	\$47,296.18	\$9,495.05	\$2,231,516.63	\$2,830,366.39
138	2/1/2030	\$2,231,516.63	\$56,791.23	\$0.00	\$56,791.23	\$47,493.25	\$9,297.99	\$2,184,023.39	\$2,839,664.38
139	3/1/2030	\$2,184,023.39	\$56,791.23	\$0.00	\$56,791.23	\$47,691.13	\$9,100.10	\$2,136,332.25	\$2,848,764.47
140	4/1/2030	\$2,136,332.25	\$56,791.23	\$0.00	\$56,791.23	\$47,889.85	\$8,901.38	\$2,088,442.41	\$2,857,665.86
141	5/1/2030	\$2,088,442.41	\$56,791.23	\$0.00	\$56,791.23	\$48,089.39	\$8,701.84	\$2,040,353.02	\$2,866,367.70
142	6/1/2030	\$2,040,353.02	\$56,791.23	\$0.00	\$56,791.23	\$48,289.76	\$8,501.47	\$1,992,063.26	\$2,874,869.17
143	7/1/2030	\$1,992,063.26	\$56,791.23	\$0.00	\$56,791.23	\$48,490.97	\$8,300.26	\$1,943,572.29	\$2,883,169.44
144	8/1/2030	\$1,943,572.29	\$56,791.23	\$0.00	\$56,791.23	\$48,693.01	\$8,098.22	\$1,894,879.28	\$2,891,267.65
145	9/1/2030	\$1,894,879.28	\$56,791.23	\$0.00	\$56,791.23	\$48,895.90	\$7,895.33	\$1,845,983.37	\$2,899,162.98
146	10/1/2030	\$1,845,983.37	\$56,791.23	\$0.00	\$56,791.23	\$49,099.63	\$7,691.60	\$1,796,883.74	\$2,906,854.58
147	11/1/2030	\$1,796,883.74	\$56,791.23	\$0.00	\$56,791.23	\$49,304.22	\$7,487.02	\$1,747,579.52	\$2,914,341.60
148	12/1/2030	\$1,747,579.52	\$56,791.23	\$0.00	\$56,791.23	\$49,509.65	\$7,281.58	\$1,698,069.87	\$2,921,623.18
149	1/1/2031	\$1,698,069.87	\$56,791.23	\$0.00	\$56,791.23	\$49,715.94	\$7,075.29	\$1,648,353.93	\$2,928,698.47
150	2/1/2031	\$1,648,353.93	\$56,791.23	\$0.00	\$56,791.23	\$49,923.09	\$6,868.14	\$1,598,430.84	\$2,935,566.61
151	3/1/2031	\$1,598,430.84	\$56,791.23	\$0.00	\$56,791.23	\$50,131.10	\$6,660.13	\$1,548,299.74	\$2,942,226.74
152	4/1/2031	\$1,548,299.74	\$56,791.23	\$0.00	\$56,791.23	\$50,339.98	\$6,451.25	\$1,497,959.76	\$2,948,677.99
153	5/1/2031	\$1,497,959.76	\$56,791.23	\$0.00	\$56,791.23	\$50,549.73	\$6,241.50	\$1,447,410.02	\$2,954,919.49
154	6/1/2031	\$1,447,410.02	\$56,791.23	\$0.00	\$56,791.23	\$50,760.36	\$6,030.88	\$1,396,649.67	\$2,960,950.36
155	7/1/2031	\$1,396,649.67	\$56,791.23	\$0.00	\$56,791.23	\$50,971.86	\$5,819.37	\$1,345,677.81	\$2,966,769.74
156	8/1/2031	\$1,345,677.81	\$56,791.23	\$0.00	\$56,791.23	\$51,184.24	\$5,606.99	\$1,294,493.57	\$2,972,376.73
157	9/1/2031	\$1,294,493.57	\$56,791.23	\$0.00	\$56,791.23	\$51,397.51	\$5,393.72	\$1,243,096.06	\$2,977,770.45
158	10/1/2031	\$1,243,096.06	\$56,791.23	\$0.00	\$56,791.23	\$51,611.66	\$5,179.57	\$1,191,484.39	\$2,982,950.02
159	11/1/2031	\$1,191,484.39	\$56,791.23	\$0.00	\$56,791.23	\$51,826.71	\$4,964.52	\$1,139,657.68	\$2,987,914.54
160	12/1/2031	\$1,139,657.68	\$56,791.23	\$0.00	\$56,791.23	\$52,042.66	\$4,748.57	\$1,087,615.02	\$2,992,663.11
161	1/1/2032	\$1,087,615.02	\$56,791.23	\$0.00	\$56,791.23	\$52,259.50	\$4,531.73	\$1,035,355.52	\$2,997,194.84
162	2/1/2032	\$1,035,355.52	\$56,791.23	\$0.00	\$56,791.23	\$52,477.25	\$4,313.98	\$982,878.27	\$3,001,508.82
163	3/1/2032	\$982,878.27	\$56,791.23	\$0.00	\$56,791.23	\$52,695.91	\$4,095.33	\$930,182.36	\$3,005,604.15
164	4/1/2032	\$930,182.36	\$56,791.23	\$0.00	\$56,791.23	\$52,915.47	\$3,875.76	\$877,266.89	\$3,009,479.91
165	5/1/2032	\$877,266.89	\$56,791.23	\$0.00	\$56,791.23	\$53,135.95	\$3,655.28	\$824,130.94	\$3,013,135.18
166	6/1/2032	\$824,130.94	\$56,791.23	\$0.00	\$56,791.23	\$53,357.35	\$3,433.88	\$770,773.59	\$3,016,569.06
167	7/1/2032	\$770,773.59	\$56,791.23	\$0.00	\$56,791.23	\$53,579.68	\$3,211.56	\$717,193.91	\$3,019,780.62
168	8/1/2032	\$717,193.91	\$56,791.23	\$0.00	\$56,791.23	\$53,802.92	\$2,988.31	\$663,390.99	\$3,022,768.93
169	9/1/2032	\$663,390.99	\$56,791.23	\$0.00	\$56,791.23	\$54,027.10	\$2,764.13	\$609,363.88	\$3,025,533.06
170	10/1/2032	\$609,363.88	\$56,791.23	\$0.00	\$56,791.23	\$54,252.22	\$2,539.02	\$555,111.67	\$3,028,072.07
171	11/1/2032	\$555,111.67	\$56,791.23	\$0.00	\$56,791.23	\$54,478.27	\$2,312.97	\$500,633.40	\$3,030,385.04
172	12/1/2032	\$500,633.40	\$56,791.23	\$0.00	\$56,791.23	\$54,705.26	\$2,085.97	\$445,928.14	\$3,032,471.01
173	1/1/2033	\$445,928.14	\$56,791.23	\$0.00	\$56,791.23	\$54,933.20	\$1,858.03	\$390,994.94	\$3,034,329.04
174	2/1/2033	\$390,994.94	\$56,791.23	\$0.00	\$56,791.23	\$55,162.09	\$1,629.15	\$335,832.86	\$3,035,958.19
175	3/1/2033	\$335,832.86	\$56,791.23	\$0.00	\$56,791.23	\$55,391.93	\$1,399.30	\$280,440.93	\$3,037,357.49
176	4/1/2033	\$280,440.93	\$56,791.23	\$0.00	\$56,791.23	\$55,622.73	\$1,168.50	\$224,818.20	\$3,038,526.00
177	5/1/2033	\$224,818.20	\$56,791.23	\$0.00	\$56,791.23	\$55,854.49	\$936.74	\$168,963.71	\$3,039,462.74
178	6/1/2033	\$168,963.71	\$56,791.23	\$0.00	\$56,791.23	\$56,087.22	\$704.02	\$112,876.50	\$3,040,166.76
179	7/1/2033	\$112,876.50	\$56,791.23	\$0.00	\$56,791.23	\$56,320.91	\$470.32	\$56,555.58	\$3,040,637.07
180	8/1/2033	\$56,555.58	\$56,791.23	\$0.00	\$56,555.58	\$56,319.94	\$235.65	\$0.00	\$3,040,872.72

FF&E AMORTIZATION SCHEDULE

LOAN AMORTIZATION SCHEDULE

EXHIBIT B-5

FF&E AMORTIZATION SCHEDULE

LOAN SUMMARY

ENTER VALUES

LENDER NAME Jurupa Valley Medical Partners, LLC

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	9/1/2018	\$4,320,944.00	\$34,169.75	\$0.00	\$34,169.75	\$16,165.82	\$18,003.93	\$4,304,778.18	\$18,003.93
2	10/1/2018	\$4,304,778.18	\$34,169.75	\$0.00	\$34,169.75	\$16,233.17	\$17,936.58	\$4,288,545.01	\$35,940.51
3	11/1/2018	\$4,288,545.01	\$34,169.75	\$0.00	\$34,169.75	\$16,300.81	\$17,868.94	\$4,272,244.20	\$53,809.45
4	12/1/2018	\$4,272,244.20	\$34,169.75	\$0.00	\$34,169.75	\$16,368.73	\$17,801.02	\$4,255,875.47	\$71,610.46
5	1/1/2019	\$4,255,875.47	\$34,169.75	\$0.00	\$34,169.75	\$16,436.94	\$17,732.81	\$4,239,438.53	\$89,343.28
6	2/1/2019	\$4,239,438.53	\$34,169.75	\$0.00	\$34,169.75	\$16,505.42	\$17,664.33	\$4,222,933.11	\$107,007.61
7	3/1/2019	\$4,222,933.11	\$34,169.75	\$0.00	\$34,169.75	\$16,574.20	\$17,595.55	\$4,206,358.91	\$124,603.16
8	4/1/2019	\$4,206,358.91	\$34,169.75	\$0.00	\$34,169.75	\$16,643.25	\$17,526.50	\$4,189,715.66	\$142,129.66
9	5/1/2019	\$4,189,715.66	\$34,169.75	\$0.00	\$34,169.75	\$16,712.60	\$17,457.15	\$4,173,003.06	\$159,586.80
10	6/1/2019	\$4,173,003.06	\$34,169.75	\$0.00	\$34,169.75	\$16,782.24	\$17,387.51	\$4,156,220.82	\$176,974.32
11	7/1/2019	\$4,156,220.82	\$34,169.75	\$0.00	\$34,169.75	\$16,852.16	\$17,317.59	\$4,139,368.66	\$194,291.90
12	8/1/2019	\$4,139,368.66	\$34,169.75	\$0.00	\$34,169.75	\$16,922.38	\$17,247.37	\$4,122,446.28	\$211,539.27
13	9/1/2019	\$4,122,446.28	\$34,169.75	\$0.00	\$34,169.75	\$16,992.89	\$17,176.86	\$4,105,453.39	\$228,716.13
14	10/1/2019	\$4,105,453.39	\$34,169.75	\$0.00	\$34,169.75	\$17,063.69	\$17,106.06	\$4,088,389.69	\$245,822.19
15	11/1/2019	\$4,088,389.69	\$34,169.75	\$0.00	\$34,169.75	\$17,134.79	\$17,034.96	\$4,071,254.90	\$262,857.15
16	12/1/2019	\$4,071,254.90	\$34,169.75	\$0.00	\$34,169.75	\$17,206.19	\$16,963.56	\$4,054,048.71	\$279,820.71
17	1/1/2020	\$4,054,048.71	\$34,169.75	\$0.00	\$34,169.75	\$17,277.88	\$16,891.87	\$4,036,770.83	\$296,712.58
18	2/1/2020	\$4,036,770.83	\$34,169.75	\$0.00	\$34,169.75	\$17,349.87	\$16,819.88	\$4,019,420.96	\$313,532.46
19	3/1/2020	\$4,019,420.96	\$34,169.75	\$0.00	\$34,169.75	\$17,422.16	\$16,747.59	\$4,001,998.80	\$330,280.04
20	4/1/2020	\$4,001,998.80	\$34,169.75	\$0.00	\$34,169.75	\$17,494.75	\$16,674.99	\$3,984,504.04	\$346,955.04
21	5/1/2020	\$3,984,504.04	\$34,169.75	\$0.00	\$34,169.75	\$17,567.65	\$16,602.10	\$3,966,936.39	\$363,557.14
22	6/1/2020	\$3,966,936.39	\$34,169.75	\$0.00	\$34,169.75	\$17,640.85	\$16,528.90	\$3,949,295.55	\$380,086.04
23	7/1/2020	\$3,949,295.55	\$34,169.75	\$0.00	\$34,169.75	\$17,714.35	\$16,455.40	\$3,931,581.19	\$396,541.44
24	8/1/2020	\$3,931,581.19	\$34,169.75	\$0.00	\$34,169.75	\$17,788.16	\$16,381.59	\$3,913,793.03	\$412,923.03
25	9/1/2020	\$3,913,793.03	\$34,169.75	\$0.00	\$34,169.75	\$17,862.28	\$16,307.47	\$3,895,930.75	\$429,230.50
26	10/1/2020	\$3,895,930.75	\$34,169.75	\$0.00	\$34,169.75	\$17,936.70	\$16,233.04	\$3,877,994.05	\$445,463.54
27	11/1/2020	\$3,877,994.05	\$34,169.75	\$0.00	\$34,169.75	\$18,011.44	\$16,158.31	\$3,859,982.61	\$461,621.85
28	12/1/2020	\$3,859,982.61	\$34,169.75	\$0.00	\$34,169.75	\$18,086.49	\$16,083.26	\$3,841,896.12	\$477,705.11
29	1/1/2021	\$3,841,896.12	\$34,169.75	\$0.00	\$34,169.75	\$18,161.85	\$16,007.90	\$3,823,734.27	\$493,713.01
30	2/1/2021	\$3,823,734.27	\$34,169.75	\$0.00	\$34,169.75	\$18,237.52	\$15,932.23	\$3,805,496.75	\$509,645.24
31	3/1/2021	\$3,805,496.75	\$34,169.75	\$0.00	\$34,169.75	\$18,313.51	\$15,856.24	\$3,787,183.23	\$525,501.47
32	4/1/2021	\$3,787,183.23	\$34,169.75	\$0.00	\$34,169.75	\$18,389.82	\$15,779.93	\$3,768,793.41	\$541,281.40
33	5/1/2021	\$3,768,793.41	\$34,169.75	\$0.00	\$34,169.75	\$18,466.44	\$15,703.31	\$3,750,326.97	\$556,984.71
34	6/1/2021	\$3,750,326.97	\$34,169.75	\$0.00	\$34,169.75	\$18,543.39	\$15,626.36	\$3,731,783.58	\$572,611.07
35	7/1/2021	\$3,731,783.58	\$34,169.75	\$0.00	\$34,169.75	\$18,620.65	\$15,549.10	\$3,713,162.93	\$588,160.17
36	8/1/2021	\$3,713,162.93	\$34,169.75	\$0.00	\$34,169.75	\$18,698.24	\$15,471.51	\$3,694,464.69	\$603,631.68

LOAN SUMMARY

ENTER VALUES

LENDER NAME Jurupa Valley Medical Partners, LLC

Loan amount \$4,320,944.00

Annual interest rate 5.00%

Loan period in years 15

Number of payments per year 12

Start date of loan 9/1/2018

Scheduled payment \$34,169.75

Scheduled number of payments 180

Actual number of payments 180

Total early payments \$0.00

Total interest \$1,829,610.96

Optional extra payments \$0.00

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
37	9/1/2021	\$3,694,464.69	\$34,169.75	\$0.00	\$34,169.75	\$18,776.15	\$15,393.60	\$3,675,688.54	\$619,025.29
38	10/1/2021	\$3,675,688.54	\$34,169.75	\$0.00	\$34,169.75	\$18,854.38	\$15,315.37	\$3,656,834.16	\$634,340.66
39	11/1/2021	\$3,656,834.16	\$34,169.75	\$0.00	\$34,169.75	\$18,932.94	\$15,236.81	\$3,637,901.22	\$649,577.46
40	12/1/2021	\$3,637,901.22	\$34,169.75	\$0.00	\$34,169.75	\$19,011.83	\$15,157.92	\$3,618,889.40	\$664,735.39
41	1/1/2022	\$3,618,889.40	\$34,169.75	\$0.00	\$34,169.75	\$19,091.04	\$15,078.71	\$3,599,798.35	\$679,814.09
42	2/1/2022	\$3,599,798.35	\$34,169.75	\$0.00	\$34,169.75	\$19,170.59	\$14,999.16	\$3,580,627.76	\$694,813.25
43	3/1/2022	\$3,580,627.76	\$34,169.75	\$0.00	\$34,169.75	\$19,250.47	\$14,919.28	\$3,561,377.29	\$709,732.53
44	4/1/2022	\$3,561,377.29	\$34,169.75	\$0.00	\$34,169.75	\$19,330.68	\$14,839.07	\$3,542,046.62	\$724,571.61
45	5/1/2022	\$3,542,046.62	\$34,169.75	\$0.00	\$34,169.75	\$19,411.22	\$14,758.53	\$3,522,635.39	\$739,330.13
46	6/1/2022	\$3,522,635.39	\$34,169.75	\$0.00	\$34,169.75	\$19,492.10	\$14,677.65	\$3,503,143.29	\$754,007.78
47	7/1/2022	\$3,503,143.29	\$34,169.75	\$0.00	\$34,169.75	\$19,573.32	\$14,596.43	\$3,483,569.97	\$768,604.21
48	8/1/2022	\$3,483,569.97	\$34,169.75	\$0.00	\$34,169.75	\$19,654.87	\$14,514.87	\$3,463,915.10	\$783,119.09
49	9/1/2022	\$3,463,915.10	\$34,169.75	\$0.00	\$34,169.75	\$19,736.77	\$14,432.98	\$3,444,178.33	\$797,552.07
50	10/1/2022	\$3,444,178.33	\$34,169.75	\$0.00	\$34,169.75	\$19,819.01	\$14,350.74	\$3,424,359.32	\$811,902.81
51	11/1/2022	\$3,424,359.32	\$34,169.75	\$0.00	\$34,169.75	\$19,901.59	\$14,268.16	\$3,404,457.73	\$826,170.97
52	12/1/2022	\$3,404,457.73	\$34,169.75	\$0.00	\$34,169.75	\$19,984.51	\$14,185.24	\$3,384,473.23	\$840,356.21
53	1/1/2023	\$3,384,473.23	\$34,169.75	\$0.00	\$34,169.75	\$20,067.78	\$14,101.97	\$3,364,405.45	\$854,458.19
54	2/1/2023	\$3,364,405.45	\$34,169.75	\$0.00	\$34,169.75	\$20,151.39	\$14,018.36	\$3,344,254.05	\$868,476.54
55	3/1/2023	\$3,344,254.05	\$34,169.75	\$0.00	\$34,169.75	\$20,235.36	\$13,934.39	\$3,324,018.70	\$882,410.93
56	4/1/2023	\$3,324,018.70	\$34,169.75	\$0.00	\$34,169.75	\$20,319.67	\$13,850.08	\$3,303,699.02	\$896,261.01
57	5/1/2023	\$3,303,699.02	\$34,169.75	\$0.00	\$34,169.75	\$20,404.34	\$13,765.41	\$3,283,294.69	\$910,026.42
58	6/1/2023	\$3,283,294.69	\$34,169.75	\$0.00	\$34,169.75	\$20,489.36	\$13,680.39	\$3,262,805.33	\$923,706.82
59	7/1/2023	\$3,262,805.33	\$34,169.75	\$0.00	\$34,169.75	\$20,574.73	\$13,595.02	\$3,242,230.60	\$937,301.84
60	8/1/2023	\$3,242,230.60	\$34,169.75	\$0.00	\$34,169.75	\$20,660.46	\$13,509.29	\$3,221,570.15	\$950,811.13
61	9/1/2023	\$3,221,570.15	\$34,169.75	\$0.00	\$34,169.75	\$20,746.54	\$13,423.21	\$3,200,823.61	\$964,234.34
62	10/1/2023	\$3,200,823.61	\$34,169.75	\$0.00	\$34,169.75	\$20,832.98	\$13,336.77	\$3,179,990.62	\$977,571.11
63	11/1/2023	\$3,179,990.62	\$34,169.75	\$0.00	\$34,169.75	\$20,919.79	\$13,249.96	\$3,159,070.83	\$990,821.07
64	12/1/2023	\$3,159,070.83	\$34,169.75	\$0.00	\$34,169.75	\$21,006.95	\$13,162.80	\$3,138,063.88	\$1,003,983.86
65	1/1/2024	\$3,138,063.88	\$34,169.75	\$0.00	\$34,169.75	\$21,094.48	\$13,075.27	\$3,116,969.40	\$1,017,059.13
66	2/1/2024	\$3,116,969.40	\$34,169.75	\$0.00	\$34,169.75	\$21,182.38	\$12,987.37	\$3,095,787.02	\$1,030,046.50
67	3/1/2024	\$3,095,787.02	\$34,169.75	\$0.00	\$34,169.75	\$21,270.64	\$12,899.11	\$3,074,516.38	\$1,042,945.62
68	4/1/2024	\$3,074,516.38	\$34,169.75	\$0.00	\$34,169.75	\$21,359.26	\$12,810.48	\$3,053,157.12	\$1,055,756.10
69	5/1/2024	\$3,053,157.12	\$34,169.75	\$0.00	\$34,169.75	\$21,448.26	\$12,721.49	\$3,031,708.85	\$1,068,477.59
70	6/1/2024	\$3,031,708.85	\$34,169.75	\$0.00	\$34,169.75	\$21,537.63	\$12,632.12	\$3,010,171.23	\$1,081,109.71
71	7/1/2024	\$3,010,171.23	\$34,169.75	\$0.00	\$34,169.75	\$21,627.37	\$12,542.38	\$2,988,543.86	\$1,093,652.09
72	8/1/2024	\$2,988,543.86	\$34,169.75	\$0.00	\$34,169.75	\$21,717.48	\$12,452.27	\$2,966,826.37	\$1,106,104.36
73	9/1/2024	\$2,966,826.37	\$34,169.75	\$0.00	\$34,169.75	\$21,807.97	\$12,361.78	\$2,945,018.40	\$1,118,466.13
74	10/1/2024	\$2,945,018.40	\$34,169.75	\$0.00	\$34,169.75	\$21,898.84	\$12,270.91	\$2,923,119.56	\$1,130,737.04
75	11/1/2024	\$2,923,119.56	\$34,169.75	\$0.00	\$34,169.75	\$21,990.08	\$12,179.66	\$2,901,129.47	\$1,142,916.71
76	12/1/2024	\$2,901,129.47	\$34,169.75	\$0.00	\$34,169.75	\$22,081.71	\$12,088.04	\$2,879,047.76	\$1,155,004.75
77	1/1/2025	\$2,879,047.76	\$34,169.75	\$0.00	\$34,169.75	\$22,173.72	\$11,996.03	\$2,856,874.05	\$1,167,000.78
78	2/1/2025	\$2,856,874.05	\$34,169.75	\$0.00	\$34,169.75	\$22,266.11	\$11,903.64	\$2,834,607.94	\$1,178,904.42
79	3/1/2025	\$2,834,607.94	\$34,169.75	\$0.00	\$34,169.75	\$22,358.88	\$11,810.87	\$2,812,249.05	\$1,190,715.29
80	4/1/2025	\$2,812,249.05	\$34,169.75	\$0.00	\$34,169.75	\$22,452.05	\$11,717.70	\$2,789,797.01	\$1,202,432.99
81	5/1/2025	\$2,789,797.01	\$34,169.75	\$0.00	\$34,169.75	\$22,545.60	\$11,624.15	\$2,767,251.41	\$1,214,057.15
82	6/1/2025	\$2,767,251.41	\$34,169.75	\$0.00	\$34,169.75	\$22,639.54	\$11,530.21	\$2,744,611.88	\$1,225,587.36
83	7/1/2025	\$2,744,611.88	\$34,169.75	\$0.00	\$34,169.75	\$22,733.87	\$11,435.88	\$2,721,878.01	\$1,237,023.24
84	8/1/2025	\$2,721,878.01	\$34,169.75	\$0.00	\$34,169.75	\$22,828.59	\$11,341.16	\$2,699,049.42	\$1,248,364.40

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
85	9/1/2025	\$2,689,049.42	\$34,169.75	\$0.00	\$34,169.75	\$22,923.71	\$11,246.04	\$2,676,125.71	\$1,259,610.44
86	10/1/2025	\$2,676,125.71	\$34,169.75	\$0.00	\$34,169.75	\$23,019.23	\$11,150.52	\$2,653,106.48	\$1,270,760.96
87	11/1/2025	\$2,653,106.48	\$34,169.75	\$0.00	\$34,169.75	\$23,115.14	\$11,054.61	\$2,629,991.34	\$1,281,815.57
88	12/1/2025	\$2,629,991.34	\$34,169.75	\$0.00	\$34,169.75	\$23,211.45	\$10,958.30	\$2,606,779.89	\$1,292,773.87
89	1/1/2026	\$2,606,779.89	\$34,169.75	\$0.00	\$34,169.75	\$23,308.17	\$10,861.58	\$2,583,471.72	\$1,303,635.45
90	2/1/2026	\$2,583,471.72	\$34,169.75	\$0.00	\$34,169.75	\$23,405.28	\$10,764.47	\$2,560,066.44	\$1,314,399.92
91	3/1/2026	\$2,560,066.44	\$34,169.75	\$0.00	\$34,169.75	\$23,502.81	\$10,666.94	\$2,536,563.63	\$1,325,066.86
92	4/1/2026	\$2,536,563.63	\$34,169.75	\$0.00	\$34,169.75	\$23,600.73	\$10,569.02	\$2,512,962.90	\$1,335,635.88
93	5/1/2026	\$2,512,962.90	\$34,169.75	\$0.00	\$34,169.75	\$23,699.07	\$10,470.68	\$2,489,263.83	\$1,346,106.56
94	6/1/2026	\$2,489,263.83	\$34,169.75	\$0.00	\$34,169.75	\$23,797.82	\$10,371.93	\$2,465,466.01	\$1,356,478.49
95	7/1/2026	\$2,465,466.01	\$34,169.75	\$0.00	\$34,169.75	\$23,896.97	\$10,272.78	\$2,441,569.04	\$1,366,751.26
96	8/1/2026	\$2,441,569.04	\$34,169.75	\$0.00	\$34,169.75	\$23,996.55	\$10,173.20	\$2,417,572.49	\$1,376,924.47
97	9/1/2026	\$2,417,572.49	\$34,169.75	\$0.00	\$34,169.75	\$24,096.53	\$10,073.22	\$2,393,475.96	\$1,386,997.69
98	10/1/2026	\$2,393,475.96	\$34,169.75	\$0.00	\$34,169.75	\$24,196.93	\$9,972.82	\$2,369,279.03	\$1,396,970.50
99	11/1/2026	\$2,369,279.03	\$34,169.75	\$0.00	\$34,169.75	\$24,297.75	\$9,872.00	\$2,344,981.27	\$1,406,842.50
100	12/1/2026	\$2,344,981.27	\$34,169.75	\$0.00	\$34,169.75	\$24,398.99	\$9,770.76	\$2,320,582.28	\$1,416,613.26
101	1/1/2027	\$2,320,582.28	\$34,169.75	\$0.00	\$34,169.75	\$24,500.66	\$9,669.09	\$2,296,081.62	\$1,426,282.35
102	2/1/2027	\$2,296,081.62	\$34,169.75	\$0.00	\$34,169.75	\$24,602.74	\$9,567.01	\$2,271,478.88	\$1,435,849.36
103	3/1/2027	\$2,271,478.88	\$34,169.75	\$0.00	\$34,169.75	\$24,705.25	\$9,464.50	\$2,246,773.62	\$1,445,313.85
104	4/1/2027	\$2,246,773.62	\$34,169.75	\$0.00	\$34,169.75	\$24,808.19	\$9,361.56	\$2,221,965.43	\$1,454,675.41
105	5/1/2027	\$2,221,965.43	\$34,169.75	\$0.00	\$34,169.75	\$24,911.56	\$9,258.19	\$2,197,053.87	\$1,463,933.60
106	6/1/2027	\$2,197,053.87	\$34,169.75	\$0.00	\$34,169.75	\$25,015.36	\$9,154.39	\$2,172,038.51	\$1,473,087.99
107	7/1/2027	\$2,172,038.51	\$34,169.75	\$0.00	\$34,169.75	\$25,119.59	\$9,050.16	\$2,146,918.92	\$1,482,138.15
108	8/1/2027	\$2,146,918.92	\$34,169.75	\$0.00	\$34,169.75	\$25,224.25	\$8,945.50	\$2,121,694.67	\$1,491,083.64
109	9/1/2027	\$2,121,694.67	\$34,169.75	\$0.00	\$34,169.75	\$25,329.36	\$8,840.39	\$2,096,365.31	\$1,499,924.89
110	10/1/2027	\$2,096,365.31	\$34,169.75	\$0.00	\$34,169.75	\$25,434.89	\$8,734.86	\$2,070,930.42	\$1,508,658.89
111	11/1/2027	\$2,070,930.42	\$34,169.75	\$0.00	\$34,169.75	\$25,540.87	\$8,628.88	\$2,045,389.55	\$1,517,287.77
112	12/1/2027	\$2,045,389.55	\$34,169.75	\$0.00	\$34,169.75	\$25,647.29	\$8,522.46	\$2,019,742.25	\$1,525,810.23
113	1/1/2028	\$2,019,742.25	\$34,169.75	\$0.00	\$34,169.75	\$25,754.16	\$8,415.59	\$1,993,988.10	\$1,534,225.82
114	2/1/2028	\$1,993,988.10	\$34,169.75	\$0.00	\$34,169.75	\$25,861.47	\$8,308.28	\$1,968,126.63	\$1,542,534.10
115	3/1/2028	\$1,968,126.63	\$34,169.75	\$0.00	\$34,169.75	\$25,969.22	\$8,200.53	\$1,942,157.41	\$1,550,734.63
116	4/1/2028	\$1,942,157.41	\$34,169.75	\$0.00	\$34,169.75	\$26,077.43	\$8,092.32	\$1,916,079.98	\$1,558,826.95
117	5/1/2028	\$1,916,079.98	\$34,169.75	\$0.00	\$34,169.75	\$26,186.08	\$7,983.67	\$1,889,893.90	\$1,566,810.62
118	6/1/2028	\$1,889,893.90	\$34,169.75	\$0.00	\$34,169.75	\$26,295.19	\$7,874.56	\$1,863,598.71	\$1,574,685.18
119	7/1/2028	\$1,863,598.71	\$34,169.75	\$0.00	\$34,169.75	\$26,404.76	\$7,764.99	\$1,837,193.95	\$1,582,450.17
120	8/1/2028	\$1,837,193.95	\$34,169.75	\$0.00	\$34,169.75	\$26,514.77	\$7,654.97	\$1,810,679.18	\$1,590,105.15
121	9/1/2028	\$1,810,679.18	\$34,169.75	\$0.00	\$34,169.75	\$26,625.25	\$7,544.50	\$1,784,053.92	\$1,597,649.64
122	10/1/2028	\$1,784,053.92	\$34,169.75	\$0.00	\$34,169.75	\$26,736.19	\$7,433.56	\$1,757,317.73	\$1,605,083.20
123	11/1/2028	\$1,757,317.73	\$34,169.75	\$0.00	\$34,169.75	\$26,847.59	\$7,322.16	\$1,730,470.14	\$1,612,405.36
124	12/1/2028	\$1,730,470.14	\$34,169.75	\$0.00	\$34,169.75	\$26,959.46	\$7,210.29	\$1,703,510.68	\$1,619,615.65
125	1/1/2029	\$1,703,510.68	\$34,169.75	\$0.00	\$34,169.75	\$27,071.79	\$7,097.96	\$1,676,438.89	\$1,626,713.61
126	2/1/2029	\$1,676,438.89	\$34,169.75	\$0.00	\$34,169.75	\$27,184.59	\$6,985.16	\$1,649,254.30	\$1,633,698.77
127	3/1/2029	\$1,649,254.30	\$34,169.75	\$0.00	\$34,169.75	\$27,297.86	\$6,871.89	\$1,621,956.45	\$1,640,570.67
128	4/1/2029	\$1,621,956.45	\$34,169.75	\$0.00	\$34,169.75	\$27,411.60	\$6,758.15	\$1,594,544.85	\$1,647,328.82
129	5/1/2029	\$1,594,544.85	\$34,169.75	\$0.00	\$34,169.75	\$27,525.81	\$6,643.94	\$1,567,019.04	\$1,653,972.76
130	6/1/2029	\$1,567,019.04	\$34,169.75	\$0.00	\$34,169.75	\$27,640.50	\$6,529.25	\$1,539,378.53	\$1,660,502.00
131	7/1/2029	\$1,539,378.53	\$34,169.75	\$0.00	\$34,169.75	\$27,755.67	\$6,414.08	\$1,511,622.86	\$1,666,916.08
132	8/1/2029	\$1,511,622.86	\$34,169.75	\$0.00	\$34,169.75	\$27,871.32	\$6,298.43	\$1,483,751.54	\$1,673,214.51

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULE D PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
133	9/1/2029	\$1,483,751.54	\$34,169.75	\$0.00	\$34,169.75	\$27,987.45	\$6,182.30	\$1,455,764.09	\$1,679,396.81
134	10/1/2029	\$1,455,764.09	\$34,169.75	\$0.00	\$34,169.75	\$28,104.07	\$6,065.68	\$1,427,660.02	\$1,685,462.49
135	11/1/2029	\$1,427,660.02	\$34,169.75	\$0.00	\$34,169.75	\$28,221.17	\$5,948.58	\$1,399,438.85	\$1,691,411.07
136	12/1/2029	\$1,399,438.85	\$34,169.75	\$0.00	\$34,169.75	\$28,338.75	\$5,831.00	\$1,371,100.10	\$1,697,242.07
137	1/1/2030	\$1,371,100.10	\$34,169.75	\$0.00	\$34,169.75	\$28,456.83	\$5,712.92	\$1,342,643.27	\$1,702,954.99
138	2/1/2030	\$1,342,643.27	\$34,169.75	\$0.00	\$34,169.75	\$28,575.40	\$5,594.35	\$1,314,067.86	\$1,708,549.33
139	3/1/2030	\$1,314,067.86	\$34,169.75	\$0.00	\$34,169.75	\$28,694.47	\$5,475.28	\$1,285,373.40	\$1,714,024.62
140	4/1/2030	\$1,285,373.40	\$34,169.75	\$0.00	\$34,169.75	\$28,814.03	\$5,355.72	\$1,256,559.37	\$1,719,380.34
141	5/1/2030	\$1,256,559.37	\$34,169.75	\$0.00	\$34,169.75	\$28,934.09	\$5,235.66	\$1,227,625.28	\$1,724,616.00
142	6/1/2030	\$1,227,625.28	\$34,169.75	\$0.00	\$34,169.75	\$29,054.64	\$5,115.11	\$1,198,570.64	\$1,729,731.11
143	7/1/2030	\$1,198,570.64	\$34,169.75	\$0.00	\$34,169.75	\$29,175.71	\$4,994.04	\$1,169,394.93	\$1,734,725.15
144	8/1/2030	\$1,169,394.93	\$34,169.75	\$0.00	\$34,169.75	\$29,297.27	\$4,872.48	\$1,140,097.66	\$1,739,597.63
145	9/1/2030	\$1,140,097.66	\$34,169.75	\$0.00	\$34,169.75	\$29,419.34	\$4,750.41	\$1,110,678.32	\$1,744,348.04
146	10/1/2030	\$1,110,678.32	\$34,169.75	\$0.00	\$34,169.75	\$29,541.92	\$4,627.83	\$1,081,136.40	\$1,748,975.86
147	11/1/2030	\$1,081,136.40	\$34,169.75	\$0.00	\$34,169.75	\$29,665.01	\$4,504.73	\$1,051,471.38	\$1,753,480.60
148	12/1/2030	\$1,051,471.38	\$34,169.75	\$0.00	\$34,169.75	\$29,788.62	\$4,381.13	\$1,021,682.76	\$1,757,861.73
149	1/1/2031	\$1,021,682.76	\$34,169.75	\$0.00	\$34,169.75	\$29,912.74	\$4,257.01	\$991,770.03	\$1,762,118.74
150	2/1/2031	\$991,770.03	\$34,169.75	\$0.00	\$34,169.75	\$30,037.37	\$4,132.38	\$961,732.65	\$1,766,251.12
151	3/1/2031	\$961,732.65	\$34,169.75	\$0.00	\$34,169.75	\$30,162.53	\$4,007.22	\$931,570.12	\$1,770,258.34
152	4/1/2031	\$931,570.12	\$34,169.75	\$0.00	\$34,169.75	\$30,288.21	\$3,881.54	\$901,281.91	\$1,774,139.88
153	5/1/2031	\$901,281.91	\$34,169.75	\$0.00	\$34,169.75	\$30,414.41	\$3,755.34	\$870,867.50	\$1,777,895.22
154	6/1/2031	\$870,867.50	\$34,169.75	\$0.00	\$34,169.75	\$30,541.14	\$3,628.61	\$840,326.37	\$1,781,523.83
155	7/1/2031	\$840,326.37	\$34,169.75	\$0.00	\$34,169.75	\$30,668.39	\$3,501.36	\$809,657.98	\$1,785,025.19
156	8/1/2031	\$809,657.98	\$34,169.75	\$0.00	\$34,169.75	\$30,796.17	\$3,373.57	\$778,861.80	\$1,788,398.77
157	9/1/2031	\$778,861.80	\$34,169.75	\$0.00	\$34,169.75	\$30,924.49	\$3,245.26	\$747,937.31	\$1,791,644.03
158	10/1/2031	\$747,937.31	\$34,169.75	\$0.00	\$34,169.75	\$31,053.34	\$3,116.41	\$716,883.97	\$1,794,760.43
159	11/1/2031	\$716,883.97	\$34,169.75	\$0.00	\$34,169.75	\$31,182.73	\$2,987.02	\$685,701.23	\$1,797,747.45
160	12/1/2031	\$685,701.23	\$34,169.75	\$0.00	\$34,169.75	\$31,312.66	\$2,857.09	\$654,388.57	\$1,800,604.54
161	1/1/2032	\$654,388.57	\$34,169.75	\$0.00	\$34,169.75	\$31,443.13	\$2,726.62	\$622,945.44	\$1,803,331.16
162	2/1/2032	\$622,945.44	\$34,169.75	\$0.00	\$34,169.75	\$31,574.14	\$2,596.61	\$591,371.30	\$1,805,926.76
163	3/1/2032	\$591,371.30	\$34,169.75	\$0.00	\$34,169.75	\$31,705.70	\$2,464.05	\$559,665.60	\$1,808,390.81
164	4/1/2032	\$559,665.60	\$34,169.75	\$0.00	\$34,169.75	\$31,837.81	\$2,331.94	\$527,827.79	\$1,810,722.75
165	5/1/2032	\$527,827.79	\$34,169.75	\$0.00	\$34,169.75	\$31,970.47	\$2,199.28	\$495,857.32	\$1,812,922.03
166	6/1/2032	\$495,857.32	\$34,169.75	\$0.00	\$34,169.75	\$32,103.68	\$2,066.07	\$463,753.64	\$1,814,988.10
167	7/1/2032	\$463,753.64	\$34,169.75	\$0.00	\$34,169.75	\$32,237.44	\$1,932.31	\$431,516.20	\$1,816,920.41
168	8/1/2032	\$431,516.20	\$34,169.75	\$0.00	\$34,169.75	\$32,371.77	\$1,797.98	\$399,144.43	\$1,818,718.39
169	9/1/2032	\$399,144.43	\$34,169.75	\$0.00	\$34,169.75	\$32,506.65	\$1,663.10	\$366,637.78	\$1,820,381.50
170	10/1/2032	\$366,637.78	\$34,169.75	\$0.00	\$34,169.75	\$32,642.09	\$1,527.66	\$333,995.69	\$1,821,909.15
171	11/1/2032	\$333,995.69	\$34,169.75	\$0.00	\$34,169.75	\$32,778.10	\$1,391.65	\$301,217.59	\$1,823,300.80
172	12/1/2032	\$301,217.59	\$34,169.75	\$0.00	\$34,169.75	\$32,914.68	\$1,255.07	\$268,302.92	\$1,824,555.87
173	1/1/2033	\$268,302.92	\$34,169.75	\$0.00	\$34,169.75	\$33,051.82	\$1,117.93	\$235,251.09	\$1,825,673.80
174	2/1/2033	\$235,251.09	\$34,169.75	\$0.00	\$34,169.75	\$33,189.54	\$980.21	\$202,061.56	\$1,826,654.02
175	3/1/2033	\$202,061.56	\$34,169.75	\$0.00	\$34,169.75	\$33,327.83	\$841.92	\$168,733.73	\$1,827,495.94
176	4/1/2033	\$168,733.73	\$34,169.75	\$0.00	\$34,169.75	\$33,466.69	\$703.06	\$135,267.04	\$1,828,199.00
177	5/1/2033	\$135,267.04	\$34,169.75	\$0.00	\$34,169.75	\$33,606.14	\$563.61	\$101,660.90	\$1,828,762.61
178	6/1/2033	\$101,660.90	\$34,169.75	\$0.00	\$34,169.75	\$33,746.16	\$423.59	\$67,914.74	\$1,829,186.20
179	7/1/2033	\$67,914.74	\$34,169.75	\$0.00	\$34,169.75	\$33,886.77	\$282.98	\$34,027.97	\$1,829,469.17
180	8/1/2033	\$34,027.97	\$34,169.75	\$0.00	\$34,027.97	\$33,886.18	\$141.78	\$0.00	\$1,829,610.96

EXHIBIT B-7
FURNITURE FIXTURES & EQUIPMENT

GE Equipment	\$ 625,000.00
Security System	\$ 304,985.00
Herman Miller Furniture	\$1,400,000.00
Energy Management System	\$ 178,386.00
Data Cabling/IT/AV Systems	\$ 282,760.00
Kiosks	\$ 80,000.00
Dental Equipment	\$ 330,000.00
WIC Furniture	\$ 138,000.00
WIC Equipment	\$ 15,000.00
Sound Masking System	\$ 50,000.00
Lab	\$ 75,000.00
Pharmacy	\$ 75,000.00
TV's/Computers	\$ 224,000.00
PCG CM for FF&E	\$ 75,000.00
Equipment Consultant	\$ 75,000.00
FF&E Contingency	<u>\$ 392,813.00</u>
FF&E Total	\$4,320,944.00