

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



ITEM: 3.10
(ID # 12372)

MEETING DATE:
Tuesday, June 02, 2020

FROM: FACILITIES MANAGEMENT AND Riverside University Health System :

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM : Riverside University Health System Medical Office Building Project, Moreno Valley – Approval of the First Amendment to Ground Lease and Second Amendment to Facilities Lease redefining and reducing the Leased Premises, Acceptance of Real Property Interest by Quitclaim Deed; CEQA Finding of Nothing Further is Required, District 5, (\$0)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that nothing further is required pursuant to the California Environmental Quality Act (CEQA) because all potentially significant effects have been adequately analyzed in an earlier adopted Mitigated Negative Declaration;
2. Approve the First Amendment to the Ground Lease and the Second Amendment to the Facilities Lease between the County of Riverside and RiverMed Property LLC and authorize the Chairman of the Board to execute the attached First Amendment to the Ground Lease and the Second Amendment to the Facilities Lease;


ACTION: Policy


Rose Salgado, Director of Facilities Management 5/5/2020 
Jennifer Cruikshank, Chief Executive Officer – Health System 5/21/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: June 2, 2020
xc: FM

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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3. Accept the real property interest located in Moreno Valley, County of Riverside, State of California, conveyed back by Quitclaim Deed from RiverMed Property, LLC to the County of Riverside, pursuant to the terms and conditions of the Ground Lease and Facilities Lease to reduce the leased premise and authorize the Chairman of the Board to execute the Certificate of Acceptance on behalf of the County; and

4. Authorize the Director of Facilities Management, or her designee, to execute all other documents to complete this transaction.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 2019/20-2045	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:
Summary

On April 18, 2017, the Board of Supervisors approved the Lease Agreements (Minute Order 3-29) for the development of a new Medical Office Building (MOB), which has been renamed the new Medical and Surgical Center (MSC) and is located at the Riverside University Health System (RUHS) Medical Center. The new MSC and related improvements were constructed on the existing RUHS Medical Center located at 26520 Cactus Avenue, Moreno Valley. Trammell Crow Company (Developer) was selected by the County to deliver this state-of-the-art health care facility. The MSC was needed for RUHS to become more competitive and efficient in providing a variety of health care related services that are offered to patients of the hospital. Specifically, this MSC will relocate and expand certain outpatient and related ambulatory healthcare services currently in the hospital and place them into the new MSC. This project will also serve to free up valuable hospital space for use as in-hospital specialty clinics and for other necessary medically related purposes.

Facilities Management-Real Estate (FM-RE) in conjunction with RUHS and the Developer initiated space programming and design meetings resulting in a new three level 200,000 square foot MSC. The building is a steel frame constructed facility, situated on the south side of the RUHS Medical Center directly and adjacent to the existing hospital facility. The interior uses of the MSC consist of Outpatient Health Clinics including Primary Care, Cardiology, Orthopedics, Pediatrics, Surgery Clinic providing Outpatient Surgery, PACU/23

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STATE OF CALIFORNIA**

Hour, and Outpatient Diagnostics. In addition, a rehabilitation/gym, lab and pharmacy are located within this new health care facility.

Other improvements constructed through this project include a new hospital lobby/café and new approach, landscape and hardscape improvements to facilitate the flow of patients for visitors and employees of the RUHS Medical Center. In addition, a new Panera Bread restaurant opened in the Café location. Parking is now expanded on the campus and a new Bridge Walk connects the MSC to the existing hospital for the benefit of patients and staff. These improvements have completely transformed the look, feel and environment of the current hospital campus creating a quality, healthy and modern healthcare environment.

The new MSC project achieved substantial completion and Certificate of Occupancy on December 13, 2019.

The primary purpose of this Form 11 is to redefine the leasehold area as required within the Agreements. Pursuant to the original leases, the leasehold area was expanded to accommodate the improvement of parking lot facilities surrounding the new MSC and other areas. The leases provide that upon project substantial completion, the leasehold area is reduced essentially to the footprint of the MSC itself. The lobby/café and new roadway approaches, landscape and parking lot areas will no longer be a part of the leasehold area and will be under exclusive control of the County.

Impact on Residents and Businesses

This completed project creates a number of positive impactful benefits to both citizens and businesses in this region of the County. The project has provided construction jobs followed by permanent and professional healthcare related jobs for the region. This public private partnership and substantial investment by the County also provides RUHS an ability to compete for service in the healthcare industry and to provide an improved level of care and efficiency for its patients and including the residents of Riverside County.

Additional Fiscal Information

There is no Fiscal impact or additional Fiscal Information.

Contract History and Price Reasonableness


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This Amendment does not have any impact on the Contract History or Price Reasonableness.

Attachments:

- First Amendment- Second Amendment with Attachments 1 & 2
- Attachment 1 Quitclaim Deed with Exhibits and Certificate of Acceptance
- Attachment 2 – Exhibit A-1 Updated Legal Description for Leased Premises

SG:ar


Steven Atkeson 5/27/2020

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of Riverside
Department of Facilities Management
Attn: Deputy Director of Real Estate
3133 Mission Inn Ave.
Riverside, CA 92507

Project: COR RUHS MOB Project Moreno Valley, CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383
NO DOCUMENTARY TRANSFER TAX PURSUANT TO CALIFORNIA REVENUE & TAXATION CODE § 11922

QUITCLAIM DEED

WHEREAS, the purpose of this Quitclaim Deed is to amend the legal description of the leased premises as referred to on that certain Memorandum of Ground Lease recorded in the Official Records of Riverside County, State of California on November 27, 2017 as Instrument Document No. 2017-0494208, and to incorporate the recording information of said Memorandum of Lease;

WHEREAS, TC RIVERSIDE MOB, LLC assigned its rights, title and interests in and to the Ground Lease to RIVERMED PROPERTY LLC pursuant to that certain Assignment and Assumption of Ground Lease dated November 14, 2017 and recorded in the Official Records of Riverside County, State of California, on November 27, 2017 as Instrument Document No. 2017-0494209;

WHEREAS, the additional purpose of this Quitclaim Deed is to amend the legal description of the leased premises referred to on that certain Facilities Lease entered into the County of Riverside and TC RIVERSIDE MOB, LLC, predecessor-in-interest to RIVERMED PROPERTY LLC;

WHEREAS, TC Riverside MOB, LLC assigned its rights, title and interests in the Facilities Lease to RIVERMED PROPERTY LLC pursuant to that certain Assignment and Assumption of Lease dated November 22, 2017.

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, **RIVERMED PROPERTY LLC**, a Delaware limited liability company (hereinafter referred to as "**Grantor**"), hereby remises, releases and forever quitclaims to **COUNTY OF RIVERSIDE**, a political subdivision of the State of California (hereinafter referred to as "**Grantee**"), its successors and assigns, all Grantor's right, title and interest in and to that certain real property situated in the County of Riverside, State of California, more fully described in **EXHIBIT A** and depicted in **EXHIBIT B**, attached hereto and incorporated herein by reference.

GRANTOR:

Dated: 27 May 2020

RIVERMED PROPERTY LLC,
A Delaware limited liability company

By: 

Name: David Silvers

Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Delaware~~ New York)
County of New York)

On May 27 2020 before me, David Silvers, Vice President
(here insert name and title of the officer)

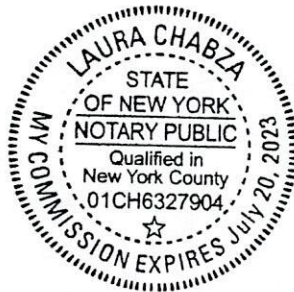
personally appeared, David Silvers
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Delaware that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Laura Chabza*

(Seal)



**EXHIBITS A AND B TO
QUITCLAIM DEED**

Legal Description and Depiction of Property
COR RUHS MOB Project Moreno Valley, CA

[attached behind this page]

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOTS 5, 6, 7, AND 8 IN BLOCK 130 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 4 AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 881, RECORDED OCTOBER 26, 1999 AS INSTRUMENT NO. 1999-470906, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 33' 57" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 1113.82 FEET;

THENCE NORTH 00° 06' 55" WEST 111.66 FEET;

THENCE NORTH 89° 54' 42" WEST 491.09 FEET;

THENCE NORTH 00° 05' 18" EAST 25.00 FEET;

THENCE SOUTH 89° 54' 42" EAST 491.00 FEET;

THENCE NORTH 00° 06' 55" WEST 267.37 FEET;

THENCE NORTH 89° 53' 05" EAST 86.24 FEET;

THENCE NORTH 00° 01' 41" WEST 130.37 FEET;

THENCE SOUTH 89° 35' 38" EAST 64.34 FEET;

THENCE NORTH 00° 10' 07" EAST 101.70 FEET;

THENCE SOUTH 89° 54' 35" EAST 155.39 FEET;

THENCE SOUTH 00° 11' 38" EAST 156.93 FEET;

THENCE NORTH 89° 56' 34" EAST 34.11 FEET;

THENCE NORTH 45° 09' 49" EAST 13.12 FEET;

THENCE NORTH 43° 23' 12" WEST 10.80 FEET;

THENCE NORTH 44° 37' 58" EAST 69.39 FEET;

THENCE NORTH 89° 49' 25" EAST 27.60 FEET;

THENCE SOUTH 00° 00' 25" EAST 41.43 FEET;

THENCE SOUTH 89° 59' 27" EAST 81.94 FEET;

THENCE NORTH 00° 03' 49" WEST 41.42 FEET;

THENCE NORTH 89° 55' 39" EAST 27.66 FEET;

THENCE SOUTH 44° 59' 18" EAST 69.59 FEET;

THENCE SOUTH 44° 33' 10" WEST 11.24 FEET;

THENCE SOUTH 44° 59' 16" EAST 13.16 FEET;

THENCE SOUTH 89° 51' 58" EAST 58.22 FEET;

THENCE NORTH 00° 05' 50" EAST 130.52 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT NO. 881;

THENCE SOUTH 89° 59' 43" EAST 481.66 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 26' 32" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 617.52 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN CACTUS AVENUE.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF LOTS 6, AND 7 IN BLOCK 130 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 881, RECORDED OCTOBER 26, 1999 AS INSTRUMENT NO. 1999-470906, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 33' 57" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 409.26 FEET;

THENCE NORTH 00° 00' 00" EAST 103.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 00' 00" EAST 123.58 FEET;

THENCE NORTH 90°00'00" EAST 20.37 FEET;

THENCE NORTH 00°00'00" EAST 148.92 FEET;

THENCE NORTH 90°00'00" WEST 73.08 FEET;

THENCE SOUTH 00°00'00" EAST 25.50 FEET

THENCE NORTH 90° 00' 00" WEST 410.90 FEET;

THENCE SOUTH 00° 00' 00" WEST 71.07 FEET;

THENCE NORTH 90° 00' 00" EAST 12.12 FEET;

THENCE SOUTH 00° 00' 00" WEST 78.75 FEET;

THENCE NORTH 90°00'00" EAST 47.45 FEET;

THENCE SOUTH 00°00'00" WEST 32.17 FEET

THENCE NORTH 90° 00' 00" EAST 268.54 FEET;

THENCE SOUTH 00° 00' 00" WEST 65.01 FEET;

THENCE SOUTH 90° 00' 00" EAST 135.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 550,673 SQ. FT. (12.642 ACRES) OF LAND, MORE OR LESS GROSS AREA

501,656 SQ. FT. (11.516 ACRES) OF LAND, MORE OR LESS NET AREA

TOGETHER WITH:

NORTHWEST PARKING AND FIELD & PATHWAY:

THAT PORTION OF LOTS 3 AND 4 IN BLOCK 130 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF NASON STREET AND BRODIAEA AVENUE AS SHOWN ON PARCEL MAP NO. 29700, ON FILE IN BOOK 196, PAGES 95 THROUGH 97 INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 34' 15" WEST ALONG SAID CENTERLINE OF BRODIAEA AVENUE (40.00 FOOT HALF-WIDTH), A DISTANCE OF 1900.00 FEET;

THENCE SOUTH 00° 01' 30" WEST 53.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00° 01' 30" WEST 234.57 FEET;

THENCE NORTH 89° 48' 40" WEST 17.84 FEET;

THENCE SOUTH 02° 05' 08" WEST 50.51 FEET;

THENCE SOUTH 27° 08' 04" EAST 63.13 FEET TO THE BEGINNING OF A NON-TANGENT 35.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL TO SAID BEGINNING BEARS SOUTH 71° 29' 07" WEST;

THENCE SOUTHEASTERLY 57.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93° 26' 17"

THENCE NORTH 90° 00' 00" EAST 60.00 FEET;

THENCE SOUTH 26° 25' 46" WEST 22.33 FEET;

THENCE NORTH 90° 00' 00" WEST 64.00 FEET TO THE BEGINNING OF A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY 60.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 51' 56"

THENCE NORTH 27° 08' 04" WEST 76.04 FEET;

THENCE NORTH 89° 50' 58" WEST 80.52 FEET;

THENCE SOUTH 57° 34' 45" WEST 89.11 FEET;

THENCE NORTH 89° 52' 45" WEST 275.10 FEET;

THENCE NORTH 00° 01' 30" EAST 335.46 FEET TO A LINE THAT IS 13.00 FEET DISTANT SOUTHERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID BRODIAEA AVENUE;

THENCE SOUTH 89° 34' 15" EAST 473.00 FEET ALONG SAID PARALLEL LINE, TO THE TRUE POINT OF BEGINNING.

CONTAINING 153,137 SQ. FT. (3.516 ACRES) OF LAND, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


JOHN C. BENTLEY
L.S. 7223

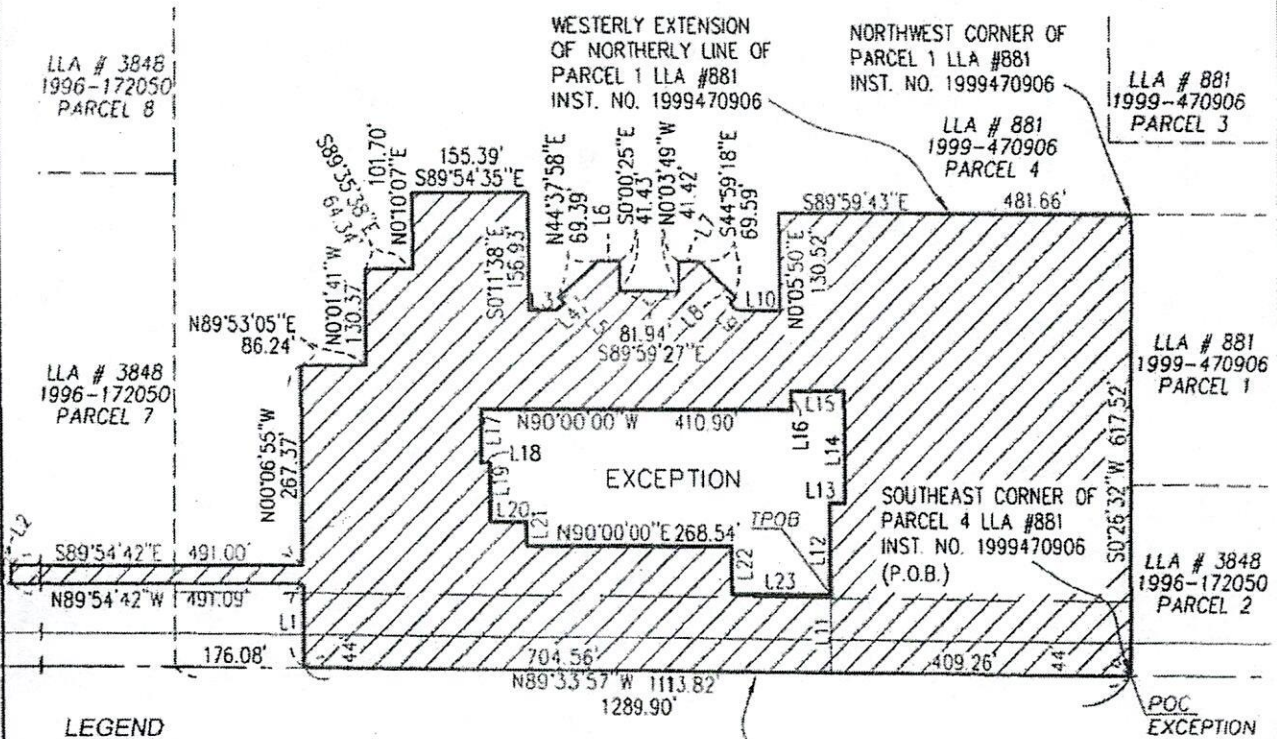
DATE: 9/30/19



EXHIBIT "B"

LINE DATA		
NO.	BEARING	DIST.
L1	N00°06'55"W	111.66'
L2	N00°05'18"E	25.00'
L3	N89°56'34"E	34.11'
L4	N45°09'49"E	13.12'
L5	N43°23'12"W	10.80'
L6	N89°49'25"E	27.60'
L7	N89°55'39"E	27.66'
L8	S44°33'10"W	11.24'
L9	S44°59'16"E	13.16'
L10	S89°51'58"E	58.22'

LINE DATA		
NO.	BEARING	DIST.
L11	N00°00'00"E	103.69'
L12	N00°00'00"E	123.58'
L13	N90°00'00"E	20.37'
L14	N00°00'00"E	148.92'
L15	N90°00'00"W	73.08'
L16	S00°00'00"E	25.50'
L17	S00°00'00"W	71.07'
L18	N90°00'00"E	12.12'
L19	S00°00'00"W	78.75'
L20	N90°00'00"E	47.45'
L21	S00°00'00"W	32.17'
L22	S00°00'00"W	65.01'
L23	S90°00'00"E	135.50'



LEGEND

QUIT CLAIM AREA ±550,673 S.F.

AFFECTED LOT

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT (EXCEPTION)

TPOB TRUE POINT OF BEGINNING (EXCEPTION)



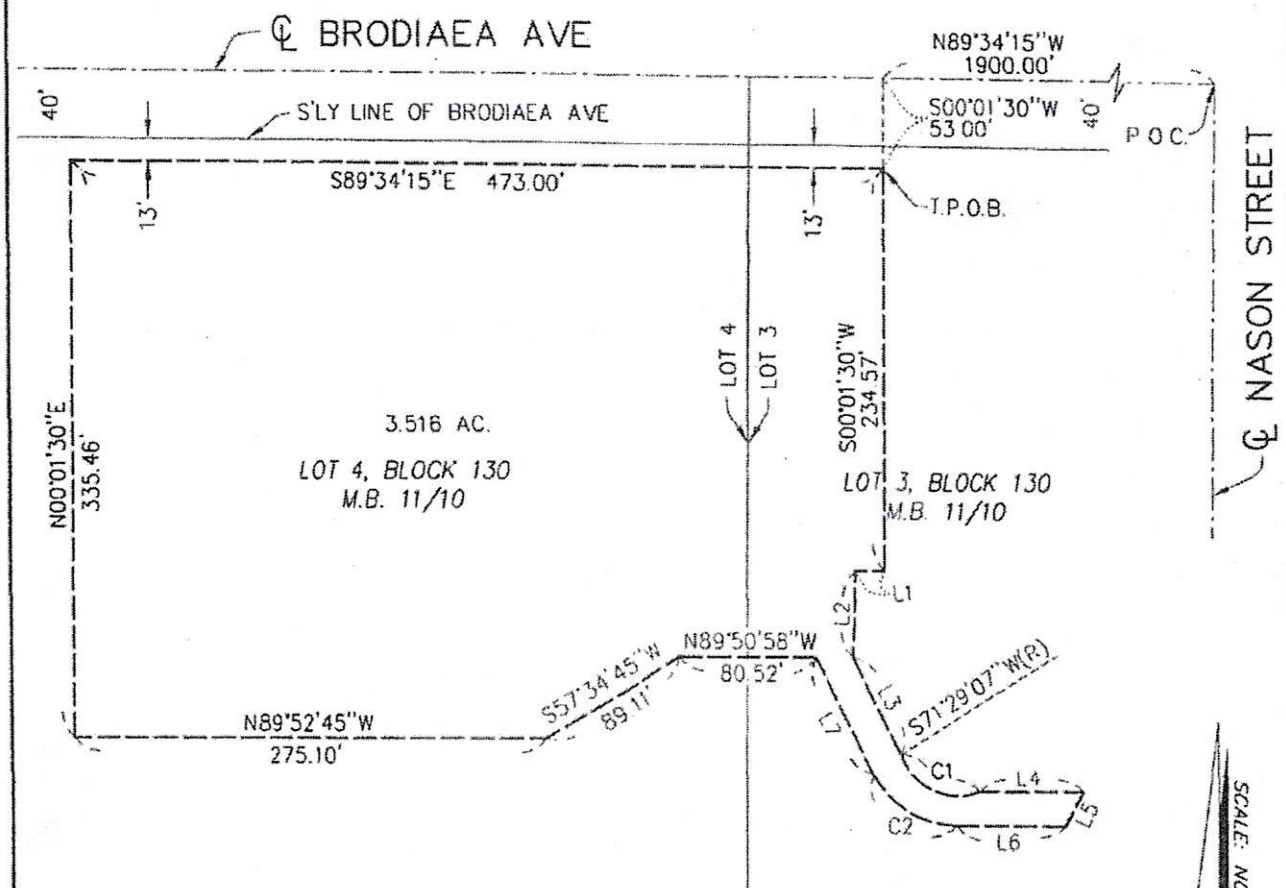
**DAVID EVANS
AND ASSOCIATES INC.**
4141 Inland Empire Blvd., Suite 250
Ontario California 91764
Phone: 909.481.5750

**EXHIBIT TO
ACCOMPANY LEGAL
DESCRIPTION**

**SHEET
1 OF 1**

DATE OF PREPARATION: 09/30/2019

EXHIBIT "B"



LINE DATA		
NO.	BEARING	DIST.
L1	N89°48'40"W	17.84'
L2	S02°05'08"W	50.51'
L3	S27°08'04"E	63.13'
L4	N90°00'00"E	60.00'
L5	S26°25'46"W	22.33'
L6	N90°00'00"W	64.00'
L7	N27°08'04"W	76.04'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	93°26'17"	35.00'	57.08'
C2	62°51'56"	55.00'	60.35'

LEGEND

- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL BEARING



**DAVID EVANS
AND ASSOCIATES INC.**
4141 Inland Empire Blvd, Suite 250
Ontario California 91764
Phone: 909.481.5750

**EXHIBIT TO
ACCOMPANY LEGAL
DESCRIPTION**

**SHEET
1 OF 1**

DATE OF PREPARATION: 09/30/2019

**CERTIFICATE OF ACCEPTANCE OF
QUITCLAIM DEED**
COR RUHS MOB Project Moreno Valley, CA
Pursuant to Government Code Section 27281

This is to certify that the interest in real property conveyed by Quitclaim Deed dated June 2, 2020 from the **RIVERMED PROPERTY LLC**, a Delaware limited liability company, to the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of Riverside on June 2, 2020, and the County of Riverside consents to recordation thereof by its duly authorized officer.

Dated this 2nd day of June, 20 20.

COUNTY OF RIVERSIDE

By V. Manuel Perez
V. Manuel Perez
Chairman of the Board of Supervisors
of the County of Riverside

ATTEST:

KECIA R. HARPER, Clerk

By Wiscella Kasso
DEPUTY

**FIRST AMENDMENT TO GROUND LEASE AGREEMENT AND
SECOND AMENDMENT TO FACILITIES LEASE AGREEMENT**

THIS FIRST AMENDMENT TO GROUND LEASE AGREEMENT AND SECOND AMENDMENT TO FACILITIES LEASE AGREEMENT (the "**Amendment**") is made and entered into as of _____, 2020, by and between RIVERMED PROPERTY LLC, a Delaware limited liability company (as successor in interest to TC Riverside MOB, LLC, a Delaware limited liability company) ("**RiverMed**"), and COUNTY OF RIVERSIDE, a political subdivision of the State of California (the "**County**"), with reference to the following facts:

A. The County and RiverMed previously entered into that certain Ground Lease Agreement dated as of April 18, 2017 (the "**Ground Lease**").

B. RiverMed and the County previously entered into that certain Facilities Lease Agreement dated as of April 18, 2017 (as amended by that certain First Amendment to Facilities Lease Agreement dated as of November 14, 2017, the "**Facilities Lease**"), for the lease of certain premises to be built at Cactus Avenue, Moreno Valley, CA, as more particularly described therein.

C. The Medical Center Improvements (as defined in the Ground Lease) have been completed, and the County and RiverMed now wish to amend the Ground Lease and the Facilities Lease to redefine the Leased Premises (as defined in the Ground Lease) and the Premises (as defined in the Facilities Lease) as more fully set forth hereinafter.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Legal Description of Leased Premises. Pursuant to Section 2.1 of the Ground Lease, Rivermed has quitclaimed certain portions of the original Leased Premises as outlined in the Quitclaim Deed, attached hereto as Attachment 1, thereby reducing the original Leased Premises to the new reduced Leased Premises as legally described in Attachment 2, Updated Legal Description, to this Amendment.. Therefore, the Ground Lease and the Facilities Lease are hereby amended by replacing Exhibit A with Exhibit A-1 to the Ground Lease and Facilities Lease thereto with the Updated Legal Description .

2. Reaffirmation of the Ground Lease and the Facilities Lease. Except as amended hereby, all of the terms and conditions of the Ground Lease and the Facilities Lease shall remain in full force and effect, shall remain unchanged and are hereby reaffirmed and ratified.

3. Counterparts. This Amendment may be executed in counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same instrument. An executed electronic copy of this Amendment shall have the same force and effect as an original executed copy hereof.

4. Authority. The County has full power and authority to enter into this Amendment and the person signing on behalf of the County has been fully authorized to do so by all


JUN 02 2020 3.10

necessary action required on the part of the County. RiverMed has full power and authority to enter into this Amendment and the person signing on behalf of RiverMed has been fully authorized to do so by all necessary limited liability company action on the part of RiverMed.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

COUNTY:
COUNTY OF RIVERSIDE, a political
Subdivision of the State of California

LESSOR:
RIVERMED PROPERTY LLC,
a Delaware limited liability company

By: 
V. Manuel Perez, Chairman
Board of Supervisors

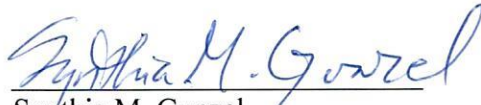
By: _____
Name: David Silvers
Title: Vice President

Dated: JUN 02 2020

ATTEST:
Kecia Harper
Clerk of the Board

By: 
Deputy

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

By: 
Synthia M. Gunzel
Chief Deputy County Counsel

necessary action required on the part of the County. RiverMed has full power and authority to enter into this Amendment and the person signing on behalf of RiverMed has been fully authorized to do so by all necessary limited liability company action on the part of RiverMed.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

COUNTY:
COUNTY OF RIVERSIDE, a political
Subdivision of the State of California

LESSOR:
RIVERMED PROPERTY LLC,
a Delaware limited liability company

By: _____
V. Manuel Perez, Chairman
Board of Supervisors

By: _____
Name: David Silvers
Title: Vice President

Dated: _____

ATTEST:
Kecia Harper
Clerk of the Board

By: _____
Deputy

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

By: _____
Synthia M. Gunzel
Chief Deputy County Counsel

ATTACHMENT 1 TO THE AMENDMENT

[ATTACH QUITCLAIM DEED WITH EXHIBITS AND CERTIFICATE OF ACCEPTANCE]

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of Riverside
Department of Facilities Management
Attn: Deputy Director of Real Estate
3133 Mission Inn Ave.
Riverside, CA 92507

Project: COR RUHS MOB Project Moreno Valley, CA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383
NO DOCUMENTARY TRANSFER TAX PURSUANT TO CALIFORNIA REVENUE & TAXATION CODE § 11922

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WHEREAS, TC RIVERSIDE MOB, LLC assigned its rights, title and interests in and to the Ground Lease to RIVERMED PROPERTY LLC pursuant to that certain Assignment and Assumption of Ground Lease dated November 14, 2017 and recorded in the Official Records of Riverside County, State of California, on November 27, 2017 as Instrument Document No. 2017-0494209;

WHEREAS, the additional purpose of this Quitclaim Deed is to amend the legal description of the leased premises referred to on that certain Facilities Lease entered into the County of Riverside and TC RIVERSIDE MOB, LLC, predecessor-in-interest to RIVERMED PROPERTY LLC;

WHEREAS, TC Riverside MOB, LLC assigned its rights, title and interests in the Facilities Lease to RIVERMED PROPERTY LLC pursuant to that certain Assignment and Assumption of Lease dated November 22, 2017.

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, **RIVERMED PROPERTY LLC**, a Delaware limited liability company (hereinafter referred to as "**Grantor**"), hereby remises, releases and forever quitclaims to **COUNTY OF RIVERSIDE**, a political subdivision of the State of California (hereinafter referred to as "**Grantee**"), its successors and assigns, all Grantor's right, title and interest in and to that certain real property situated in the County of Riverside, State of California, more fully described in EXHIBIT A and depicted in EXHIBIT B, attached hereto and incorporated herein by reference.

GRANTOR:

Dated: 27 May 2020

RIVERMED PROPERTY LLC
A Delaware limited liability company

By: 

Name: David Silvers

Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

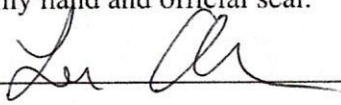
State of ~~Delaware~~ New York)
County of NEW YORK)

On May 27, 2020 before me, David Silvers, Vice President
(here insert name and title of the officer)

personally appeared, David Silvers
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Delaware that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**EXHIBITS A AND B TO
QUITCLAIM DEED**

Legal Description and Depiction of Property
COR RUHS MOB Project Moreno Valley, CA

[attached behind this page]

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PORTION OF LOTS 5, 6, 7, AND 8 IN BLOCK 130 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING; AT THE SOUTHEAST CORNER OF PARCEL 4 AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 881, RECORDED OCTOBER 26, 1999 AS INSTRUMENT NO. 1999-470906, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 33' 57" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 1113.82 FEET;

THENCE NORTH 00° 06' 55" WEST 111.66 FEET;

THENCE NORTH 89° 54' 42" WEST 491.09 FEET;

THENCE NORTH 00° 05' 18" EAST 25.00 FEET;

THENCE SOUTH 89° 54' 42" EAST 491.00 FEET;

THENCE NORTH 00° 06' 55" WEST 267.37 FEET;

THENCE NORTH 89° 53' 05" EAST 86.24 FEET;

THENCE NORTH 00° 01' 41" WEST 130.37 FEET;

THENCE SOUTH 89° 35' 38" EAST 64.34 FEET;

THENCE NORTH 00° 10' 07" EAST 101.70 FEET;

THENCE SOUTH 89° 54' 35" EAST 155.39 FEET;

THENCE SOUTH 00° 11' 38" EAST 156.93 FEET;

THENCE NORTH 89° 56' 34" EAST 34.11 FEET;

THENCE NORTH 45° 09' 49" EAST 13.12 FEET;

THENCE NORTH 43° 23' 12" WEST 10.80 FEET;

THENCE NORTH 44° 37' 58" EAST 69.39 FEET;

THENCE NORTH 89° 49' 25" EAST 27.60 FEET;

THENCE SOUTH 00° 00' 25" EAST 41.43 FEET;

THENCE SOUTH 89° 59' 27" EAST 81.94 FEET;

THENCE NORTH 00° 03' 49" WEST 41.42 FEET;

THENCE NORTH 89° 55' 39" EAST 27.66 FEET;

THENCE SOUTH 44° 59' 18" EAST 69.59 FEET;

THENCE SOUTH 44° 33' 10" WEST 11.24 FEET;

THENCE SOUTH 44° 59' 16" EAST 13.16 FEET;

THENCE SOUTH 89° 51' 58" EAST 58.22 FEET;

THENCE NORTH 00° 05' 50" EAST 130.52 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT NO. 881;

THENCE SOUTH 89° 59' 43" EAST 481.66 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00° 26' 32" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 1 AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 617.52 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN CACTUS AVENUE.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF LOTS 6, AND 7 IN BLOCK 130 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 4 AS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 881, RECORDED OCTOBER 26, 1999 AS INSTRUMENT NO. 1999-470906, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 33' 57" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 409.26 FEET;

THENCE NORTH 00° 00' 00" EAST 103.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 00' 00" EAST 123.58 FEET;

THENCE NORTH 90°00'00" EAST 20.37 FEET;

THENCE NORTH 00°00'00" EAST 148.92 FEET;

THENCE NORTH 90°00'00" WEST 73.08 FEET;

THENCE SOUTH 00°00'00" EAST 25.50 FEET

THENCE NORTH 90° 00' 00" WEST 410.90 FEET;

THENCE SOUTH 00° 00' 00" WEST 71.07 FEET;

THENCE NORTH 90° 00' 00" EAST 12.12 FEET;

THENCE SOUTH 00° 00' 00" WEST 78.75 FEET;

THENCE NORTH 90°00'00" EAST 47.45 FEET;

THENCE SOUTH 00°00'00" WEST 32.17 FEET

THENCE NORTH 90° 00' 00" EAST 268.54 FEET;

THENCE SOUTH 00° 00' 00" WEST 65.01 FEET;

THENCE SOUTH 90° 00' 00" EAST 135.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 550,673 SQ. FT. (12.642 ACRES) OF LAND, MORE OR LESS GROSS AREA

501,656 SQ. FT. (11.516 ACRES) OF LAND, MORE OR LESS NET AREA

TOGETHER WITH:

NORTHWEST PARKING AND FIELD & PATHWAY:

THAT PORTION OF LOTS 3 AND 4 IN BLOCK 130 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF NASON STREET AND BRODIAEA AVENUE AS SHOWN ON PARCEL MAP NO. 29700, ON FILE IN BOOK 196, PAGES 95 THROUGH 97 INCLUSIVE, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 89° 34' 15" WEST ALONG SAID CENTERLINE OF BRODIAEA AVENUE (40.00 FOOT HALF-WIDTH), A DISTANCE OF 1900.00 FEET;

THENCE SOUTH 00° 01' 30" WEST 53.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 00° 01' 30" WEST 234.57 FEET;

THENCE NORTH 89° 48' 40" WEST 17.84 FEET;

THENCE SOUTH 02° 05' 08" WEST 50.51 FEET;

THENCE SOUTH 27° 08' 04" EAST 63.13 FEET TO THE BEGINNING OF A NON-TANGENT 35.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, A RADIAL TO SAID BEGINNING BEARS SOUTH 71° 29' 07" WEST;

THENCE SOUTHEASTERLY 57.08 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93° 26' 17"

THENCE NORTH 90° 00' 00" EAST 60.00 FEET;

THENCE SOUTH 26° 25' 46" WEST 22.33 FEET;

THENCE NORTH 90° 00' 00" WEST 64.00 FEET TO THE BEGINNING OF A 55.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;

THENCE NORTHWESTERLY 60.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 51' 56"

THENCE NORTH 27° 08' 04" WEST 76.04 FEET;

THENCE NORTH 89° 50' 58" WEST 80.52 FEET;

THENCE SOUTH 57° 34' 45" WEST 89.11 FEET;

THENCE NORTH 89° 52' 45" WEST 275.10 FEET;

THENCE NORTH 00° 01' 30" EAST 335.46 FEET TO A LINE THAT IS 13.00 FEET DISTANT SOUTHERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID BRODIAEA AVENUE;

THENCE SOUTH 89° 34' 15" EAST 473.00 FEET ALONG SAID PARALLEL LINE, TO THE TRUE POINT OF BEGINNING.

CONTAINING 153,137 SQ. FT. (3.516 ACRES) OF LAND, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.


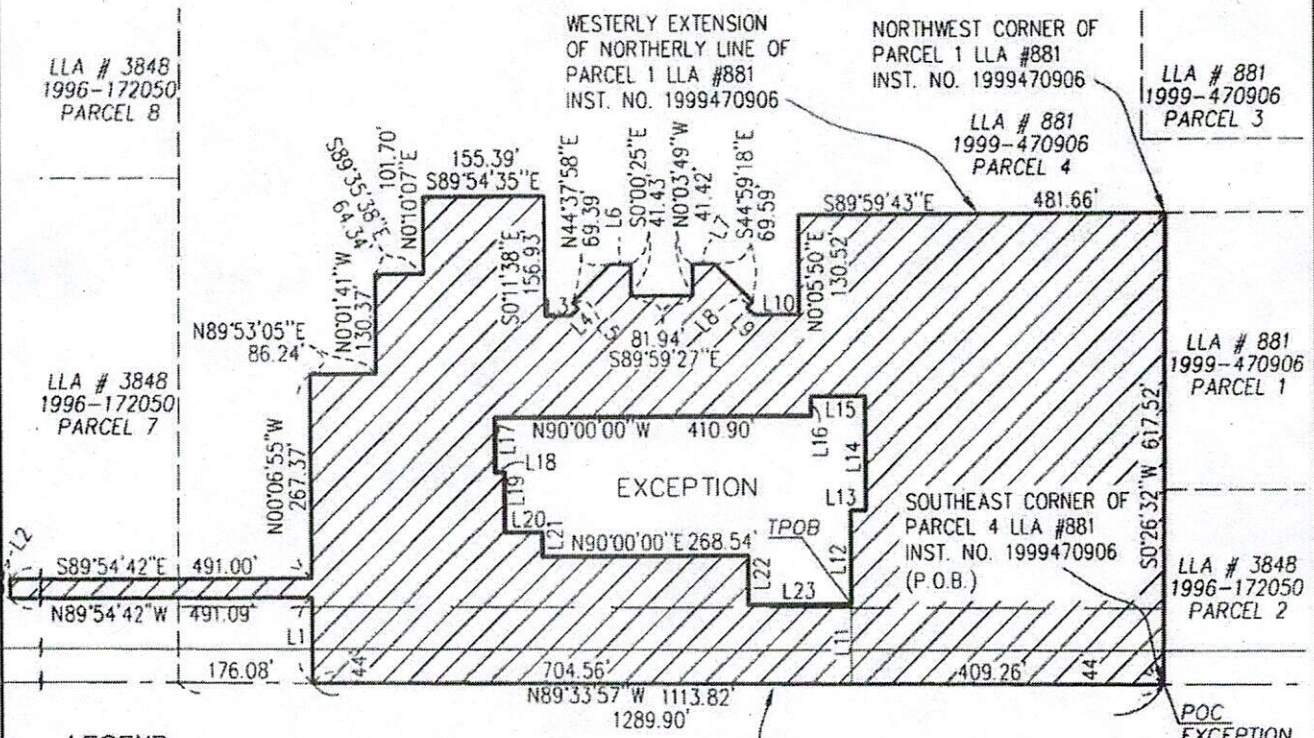

JOHN C. BENTLEY
L.S. 7223



EXHIBIT "B"

LINE DATA		
NO.	BEARING	DIST.
L1	N00°06'55"W	111.66'
L2	N00°05'18"E	25.00'
L3	N89°56'34"E	34.11'
L4	N45°09'49"E	13.12'
L5	N43°23'12"W	10.80'
L6	N89°49'25"E	27.60'
L7	N89°55'39"E	27.66'
L8	S44°33'10"W	11.24'
L9	S44°59'16"E	13.16'
L10	S89°51'58"E	58.22'

LINE DATA		
NO.	BEARING	DIST.
L11	N00°00'00"E	103.69'
L12	N00°00'00"E	123.58'
L13	N90°00'00"E	20.37'
L14	N00°00'00"E	148.92'
L15	N90°00'00"W	73.08'
L16	S00°00'00"E	25.50'
L17	S00°00'00"W	71.07'
L18	N90°00'00"E	12.12'
L19	S00°00'00"W	78.75'
L20	N90°00'00"E	47.45'
L21	S00°00'00"W	32.17'
L22	S00°00'00"W	65.01'
L23	S90°00'00"E	135.50'



LEGEND



QUIT CLAIM AREA ±550,673 S.F.

AFFECTED LOT

POB

POINT OF BEGINNING

POC

POINT OF COMMENCEMENT (EXCEPTION)

TPOB

TRUE POINT OF BEGINNING (EXCEPTION)



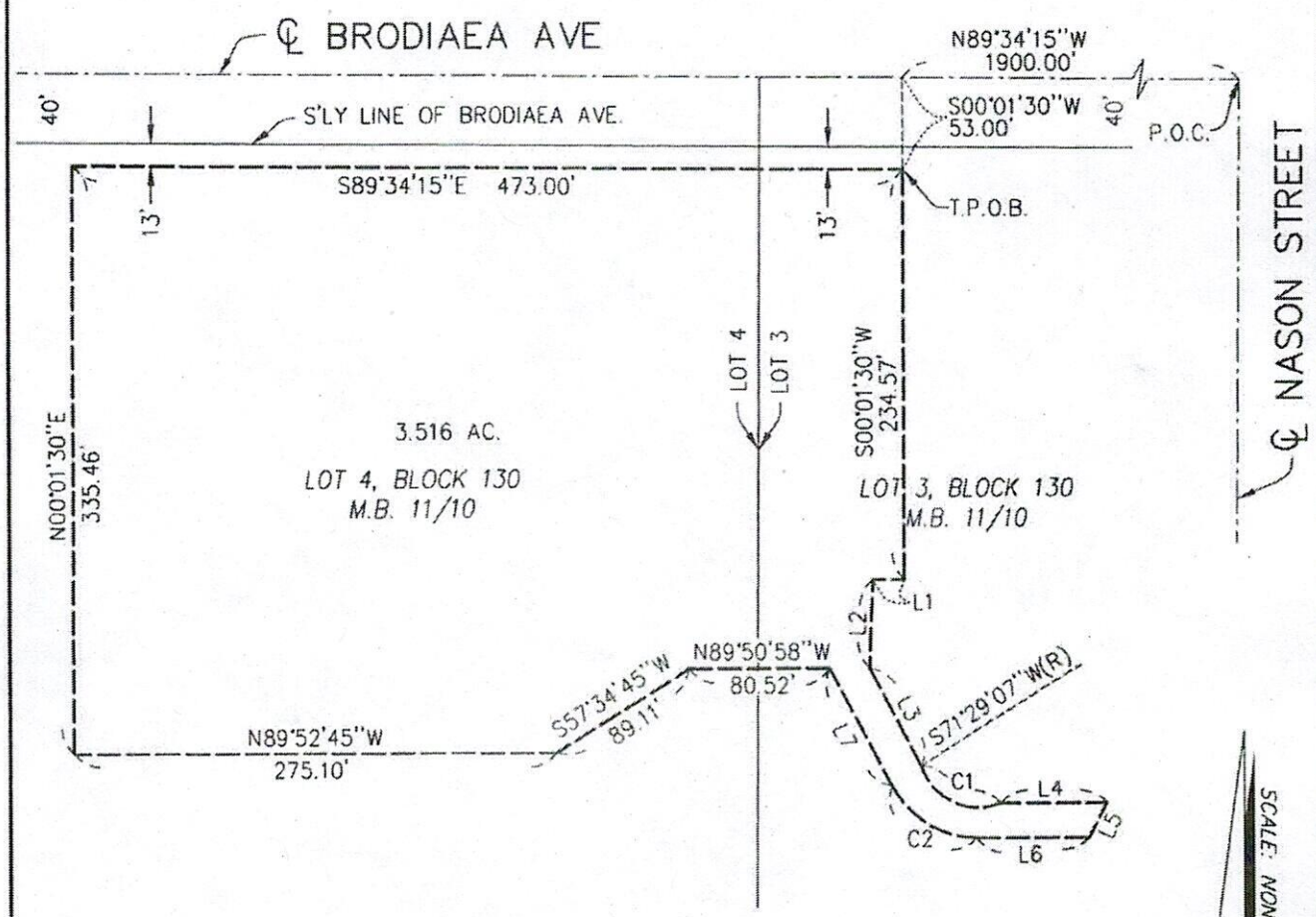
DAVID EVANS AND ASSOCIATES INC.
 4141 Inland Empire Blvd., Suite 250
 Ontario California 91764
 Phone: 909.481.5750

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

SHEET 1 OF 1

DATE OF PREPARATION: 09/30/2019

EXHIBIT "B"



LINE DATA		
NO.	BEARING	DIST.
L1	N89°48'40"W	17.84'
L2	S02°05'08"W	50.51'
L3	S27°08'04"E	63.13'
L4	N90°00'00"E	60.00'
L5	S26°25'46"W	22.33'
L6	N90°00'00"W	64.00'
L7	N27°08'04"W	76.04'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	93°26'17"	35.00'	57.08'
C2	62°51'56"	55.00'	60.35'

LEGEND
 T.P.O.B. TRUE POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 (R) RADIAL BEARING



**DAVID EVANS
AND ASSOCIATES INC.**
 4141 Inland Empire Blvd, Suite 250
 Ontario California 91764
 Phone: 909.481.5750

**EXHIBIT TO
ACCOMPANY LEGAL
DESCRIPTION**

**SHEET
1 OF 1**

DATE OF PREPARATION: 09/30/2019

P:\11\20090928\1040024015\1515\1515.dwg 11/10/11 11:23 AM 2' E.P. B-99

**CERTIFICATE OF ACCEPTANCE OF
QUITCLAIM DEED**

COR RUHS MOB Project Moreno Valley, CA
Pursuant to Government Code Section 27281

This is to certify that the interest in real property conveyed by Quitclaim Deed dated _____ from the **RIVERMED PROPERTY LLC**, a Delaware limited liability company, to the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California, is hereby accepted by order of the Board of Supervisors of the County of Riverside on _____, and the County of Riverside consents to recordation thereof by its duly authorized officer.

Dated this _____ day of _____, 20____.

COUNTY OF RIVERSIDE

By _____
V. Manuel Perez
Chairman of the Board of Supervisors
of the County of Riverside

ATTACHMENT 2 TO AMENDMENT

Updated Legal Description as Exhibit A-1
to Ground Lease and Facilities Lease

[ATTACH EXHIBIT A-1 UPDATED LEGAL DESCRIPTION]

Exhibit A-1

UPDATED LEGAL DESCRIPTION

THAT PORTION OF LOTS 6, AND 7 IN BLOCK 130 OF MAP NO. 1, BEAR VALLEY AND ALESSANDRO DEVELOPMENT CO. IN THE CITY OF MORENO VALLEY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 11 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 89° 33' 57" WEST ALONG THE SOUTH LINE OF SAID PARCEL 4, A DISTANCE OF 409.26 FEET;

THENCE NORTH 00° 00' 00" EAST 103.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00° 00' 00" EAST 123.58 FEET;

THENCE NORTH 90° 00' 00" EAST 20.37 FEET;

THENCE NORTH 00° 00' 00" EAST 148.92 FEET;

THENCE NORTH 90° 00' 00" WEST 73.08 FEET;

THENCE SOUTH 00° 00' 00" EAST 25.50 FEET

THENCE NORTH 90° 00' 00" WEST 410.90 FEET;

THENCE SOUTH 00° 00' 00" WEST 71.07 FEET;

THENCE NORTH 90° 00' 00" EAST 12.12 FEET;

THENCE SOUTH 00° 00' 00" WEST 78.75 FEET;

THENCE NORTH 90° 00' 00" EAST 47.45 FEET;

THENCE SOUTH 00° 00' 00" WEST 32.17 FEET;

THENCE NORTH 90° 00' 00" EAST 268.54 FEET;

THENCE SOUTH 00° 00' 00" WEST 65.01 FEET;

THENCE SOUTH 90° 00' 00" EAST 135.50 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 94,688 SQ. FT. (2.174 ACRES) OF LAND, MORE OR LESS