

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



ITEM: 3.54
(ID # 12771)

MEETING DATE:

Tuesday, June 30, 2020

FROM: FACILITIES MANAGEMENT:

SUBJECT: FACILITIES MANAGEMENT – REAL ESTATE (FM-RE) AND RIVERSIDE UNIVERSITY HEALTH SYSTEM: Riverside University Health System Medical Center, Rapid Care Clinic - Approval of Third Amendment to Facilities Lease with Rivermed Property, LLC, providing for Tenant Improvements for a new Rapid Care Clinic; CEQA Exempt, District 5. (\$4,909,122).

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the total Project Budget in the amount of \$4,909,122.
2. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State (CEQA) Guidelines Section 15301, Existing Facilities and Section 15061 (b) (3) Common Sense Exemption;
3. Approve the attached Third 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 Third Amendment to the Facilities Lease;

ACTION: Policy, CIP


Rose Salgado, Director of Facilities Management 6/24/2020


Jennifer Cruikshank, Chief Executive Officer - Health System 6/24/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt 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 30, 2020
xc: FM-RE, RUHS

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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4. Approve the commencement of the purchasing process and the approval of equipment and fixtures not to exceed \$913,802 and authorize the Chairman of the Board to execute the agreements, subject to approval as to form by County Counsel; and

5. 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	\$50,000	\$4,859,122	\$4,909,122	\$ 0
NET COUNTY COST	\$ 0	\$0	\$ 0	\$ 0
SOURCE OF FUNDS: RUHS Enterprise Fund / CARES Funding			Budget Adjustment: No	
			For Fiscal Year: 19/20-20/21	

C.E.O. RECOMMENDATION: Approve.

BACKGROUND:

Summary

On March 8, 2020, pursuant to Health and Safety Code Section 101080, the County of Riverside (County) declared a local health emergency based on an imminent and proximate threat to public health from the introduction of COVID-19 in Riverside County.

On March 10, 2020, the Board of Supervisors (Board) ratified and extended the emergency declaration through adoption of Resolution 2020-063.

In order to prepare and make various locations available throughout the County to service at-risk populations during the COVID-19 emergency, the Executive Officer, through the Emergency Operations Center (EOC) began evaluating opportunities and seeking solutions to these emergency response needs. Lack of housing and facilities to house certain at-risk populations in County could increase the contracting and spread of COVID-19. In addition, the County required multiple locations for health and safety activities such as storage of supplies, provision of services and distribution of goods and/or information and COVID test sites.

In response to the pandemic, the Riverside University Health System (RUHS) will move forward with construction of a Rapid Care Clinic, which will be designed to accommodate future COVID - 19 patient demand. This Rapid Care Clinic will be located within the newly constructed Medical Surgical Center (MSC) adjacent to the hospital on the RUHS Medical Center campus.

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The Rapid Care Clinic will be located in approximately 5,200 square feet of medical office space on the ground level within the MSC, and will provide sixteen exam rooms, nurse team station, related work areas and reception/lobby.

The MSC was delivered to the County through a Public Private (P3) Partnership and is a leased facility. To establish the authority to plan and construct the Rapid Care Clinic, the Parties will execute a Third Amendment to the Facilities Lease (Amendment).

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines 15301, Class 1 – Existing Facilities and Section 15061(b)(3) Common Sense exemption. The proposed project, through the Amendment, is the letting of property involving existing facilities and no expansion of an existing use will occur.

A summary of the terms within the Amendment to lease to accommodate the Rapid Care Clinic tenant improvement is as follows:

- Landlord: Rivermed Property LLC, a Delaware Limited Liability Company
- Tenant: County of Riverside, a political subdivision of the state of California
- Location: 26600 Cactus Avenue, Moreno Valley
- Square Footage: Approximately 5,200 square feet
- Scope of Tenant Improvements & FF&E: A Rapid Care Clinic, within approximately 5,200 square feet of medical office space, consisting of sixteen exam rooms, nurse team station, work areas, lobby, and related clinic space; the purchase and installation of furniture, fixtures, and equipment. The scope of work also allocates \$100,000 of improvements to the MSC Sterilization Room.
- Tenant Improvement, FF& E; Responsibility & Cost: The Landlord shall plan, permit, and construct the tenant improvements and purchase and install the Furniture subject to reimbursement to Landlord by County. In addition, Landlord shall also install the Equipment and Fixtures, subject to reimbursement by County, which Equipment and Fixtures shall be procured and purchased by County at County's sole cost and expense.

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The County shall reimburse the Landlord for Landlord's work in installments paid monthly during the project timeline as set forth below. The costs of the tenant improvements, furniture installation and Equipment/Fixtures installation shall not exceed \$3,775,000 (Landlord's Work) including a project contingency of \$320,326.00. The project is estimated to be completed by October 23, 2020.

Equipment &
Fixture Costs:

The cost of the Equipment and Fixtures is \$913,802, as follows:

Equipment and Fixture Budget Line Items	Project Budget Amount
Total Estimated Budget	\$689,662
Freight 5%	\$34,483
Installation	\$68,966
Tax	\$51,725
Contingency	\$68,966
Total Budget	\$913,802

RCIT Costs:

RCIT will provide Cable Infrastructure & Telecom Buildout, Telephone Equipment, Coordination, and Installation, Cornet Network Equipment, Configuration and Installation; Audio Visual Systems, Security and Access Control, and related services. RCIT has provided a cost estimate in the amount of \$120,320. These costs shall be reimbursed by RUHS directly to RCIT.

Project Budget:

Set forth below is the Project Budget

Project Budget Line Items	Project Budget Amount
Tenant Improvements/Furniture/Equipment Installation	\$3,775,000
Equipment/Fixtures Costs	\$913,802
RCIT Costs	\$120,320
Estimated Real Estate/PMO Labor	<u>\$100,000</u>

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STATE OF CALIFORNIA**

Total Project Costs	\$4,909,122
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Payment Schedule to Landlord: The Payment Schedule for the Landlord work is as follows

Project Payment Schedule	Payment Amount
August 31, 2020	\$750,000.00
September 30, 2020	\$825,000.00
October 31, 2020	\$1,200,000.00
November 30, 2020	\$1,000,000.00
*Last payment not to exceed \$1,000,000.00 based on actual final cost	

Impact on Residents and Businesses

Approval of this action will allow the County to be prepared to mitigate future impacts of COVID19 and other possible pandemics to the public and will assist in the provision of resources to at-risk populations. In addition, the improvements provided will serve patient demand for the long term, enhance the scope of integrated healthcare, and expand services to the community and the region.

Additional Fiscal Information

The expenditure will be paid by the RUHS and reimbursed through CARES funding when Federal Reimbursement is obtained by RUHS.

Attachments:

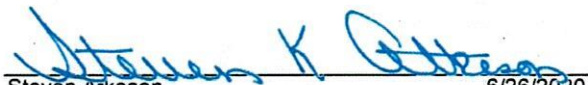
Third Amendment to Lease

Exhibits A, B, and C

Aerial Image

Notice of Exemption

SG:ar/060220


Steven Atkeson 6/26/2020


Gregory V. Priamos, Director County Counsel 6/25/2020

County of Riverside
Facilities Management
3133 Mission Inn Avenue, Riverside, CA

FOR COUNTY CLERK USE ONLY

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

7/1/20 PP
Date Initial

NOTICE OF EXEMPTION

June 17, 2020

Project Name: RUHS Rapid Care Clinic Third Amendment

Project Number: FM0414300022

Project Location: 26600 Cactus Avenue, west of Nason Street, Moreno Valley, California 92555 Assessor's Parcel Number (APN): 486-280-037

Description of Project: On March 8, 2020, pursuant to Health and Safety Code Section 101080, the County of Riverside Public Health Officer, Dr. Cameron Kaiser, declared a local health emergency based on an imminent and proximate threat to public health from the introduction of COVID-19 in Riverside County.

On March 10, 2020, the Board of Supervisors (Board) ratified and extended the emergency declaration through adoption of Resolution 2020-063.

In order to prepare and make various locations available throughout Riverside County to service at-risk populations during the COVID-19 emergency, the Executive Officer, through the Emergency Operations Center (EOC) had started evaluating opportunities and seeking solutions to these emergency response needs. Lack of housing and facilities to house certain at-risk populations in Riverside County could have increased the contracting and spread of COVID-19. In addition, the County required multiple locations for health and safety activities such as storage of supplies, provision of services and distribution of goods and/or information and COVID test sites.

Thereafter, through on-going close evaluation of the COVID-19 situation, on May 8, 2020, the Board voted to rescind certain Public Health Orders pertaining to the COVID-19 health emergency.

As a precautionary measure, the Riverside University Health System (RUHS) will move forward with construction of a Rapid Care Clinic, which will be designed to accommodate future COVID -19 patient demand. This Rapid Care Clinic will be located within the newly constructed Medical Surgical Center (MSC) adjacent to the hospital on the RUHS Medical Center campus. The new Clinic will be located in approximately 5,200 square feet of existing medical office space on the ground level within the RUHS MSC and will provide sixteen exam rooms, nurse team station, related work areas and reception/lobby.

The newly constructed MSC was delivered to the County through a Public Private Partnership and is a leased facility. To establish the authority to plan and construct the Rapid Care Clinic, the Parties will execute a third amendment to the Facilities Lease.

The Third Amendment to the Facilities Lease Agreement is identified as the proposed project under the California Environmental Quality Act (CEQA). No expansion of an existing use will occur. The operation of the facility will continue to provide public services for the RUHS Medical Center Campus and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

JUN 30 2020 3.54

Name of Public Agency Approving Project: Riverside County

Name of Person or Agency Carrying Out Project: Riverside County Facilities Management

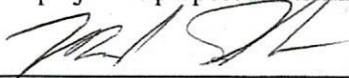
Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption. Codified under California Code of Regulations Title 14, Article 5, Section 15061.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Third Amendment to the Facilities Lease Agreement.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to an Amendment to a Facilities Lease Agreement to use the RUHS MSC for COVID-19 Patient future patient demand. The operation of the Rapid Care Clinic would use the existing medical office space at the RUHS Medical Center in which the environmental effects were previously analyzed in an Initial Study and approved as a Mitigated Negative Declaration by the Board on April 18, 2017. The use of the space to provide COVID-19 patient care would not result in any changes that would cause new environmental effects that would require additional environmental analysis under CEQA. No expansion of public services and facilities would occur as a result of the Third Amendment to the Facilities Lease Agreement and, therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – "Common Sense" Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the "general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment." State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." *Ibid.* This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Third Amendment to the Facilities Lease Agreement will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Therefore, the County of Riverside Facilities Management hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:



Date:

6/17/20

Mike Sullivan, Senior Environmental Planner
County of Riverside, Facilities Management

1 **THIRD AMENDMENT TO FACILITIES LEASE**

2 (Riverside University Health System – Rapid Care Clinic,
3 26600 Cactus Avenue, Moreno Valley, California)
4

5 This **THIRD AMENDMENT TO FACILITIES LEASE** (“Third Amendment”) is
6 made as of June 30, 2020, by and between the **COUNTY OF RIVERSIDE**,
7 a political subdivision of the State of California (“County” or “Tenant”), as Tenant, and
8 Rivermed Property LLC, a Delaware limited liability company (“Landlord”), as
9 successor in interest, to TC Riverside MOB, LLC (“Original Landlord”), and,
10 sometimes collectively referred to as the “Parties.”

11 **RECITALS**

12 A. Original Landlord and County entered into that certain Facilities Lease
13 Agreement dated April 18, 2017 (“Original Lease”) pursuant to which Original Landlord
14 agreed to lease to County and County agreed to lease from Original Landlord that
15 certain building located at 26600 Cactus Avenue, Moreno Valley, California, generally
16 described as a newly constructed free-standing class “A” medical office building
17 consisting of approximately 200,000 square feet, as more particularly described in the
18 Original Lease.

19 B. The Original Lease has been amended by:

20 i. That certain First Amendment to Facilities Lease Agreement
21 dated as of November 14, 2017, by and between County and Original Landlord (the
22 “First Amendment”), whereby the Original Landlord and County amended the Original
23 Lease to approve a transfer and assignment, assigning the Original Lease from
24 Original Landlord to Landlord, and to approve the Final Rent Schedule, the Final
25 Project Budget, the Final Drawings and Specifications , and the Final Project Schedule
26 (as such terms are defined in the Original Lease).

27 ii. That certain First Amendment to Ground Lease Agreement and
28 Second Amendment to Facilities Lease Agreement dated June 2, 2020, by and

1 between County and Landlord (the "Second Amendment"), whereby the Parties further
2 amended the Original Lease wherein Landlord quitclaimed a portion of the leased
3 premises, reducing the size of the leased premises, and redefined the leased
4 premises.

5 C. The Original Lease together with the First Amendment and the Second
6 Amendment are collectively referred to herein as the "Facilities Lease."

7 D. The Parties now desire to amend the Facilities Lease with this Third
8 Amendment to provide for tenant improvements to be planned, permitted, and
9 constructed by Landlord, for a new Rapid Care Clinic within the existing leased
10 premises.

11 **NOW, THEREFORE**, for good and valuable consideration the receipt and
12 adequacy of which is hereby acknowledged, the Parties agree as follows:

13 **1. Alterations and Additions.** Each of Exhibits "J", "K", "L" and "M"
14 attached hereto is hereby attached to the Facilities Lease as Exhibits "J", "K", "L" and
15 "M", respectively, and Section 10 of the Lease shall be amended to add
16 subsection 10.9 applicable only as it relates to the Rapid Care Clinic improvements to
17 be made to the leased premises as follows:

18 **"10.9 Rapid Care Clinic.** Tenant hereby appoints Landlord, and
19 Landlord hereby accepts Tenant's appointment, to act as Tenant's
20 development manager to coordinate the planning, permitting, and constructing
21 a new Rapid Care Clinic (herein "the Clinic Project") within the Leased
22 Premises, pursuant to the floor layouts and scope of work as set forth in
23 Exhibit "J" and as set forth in the Working Drawings in Exhibit "J-1", to be
24 developed by the Clinic Architect (collectively, the "Initial Plans").

25 (a) Landlord shall, as Tenant's development manager, cause the
26 Clinic Construction Contractor, as defined below, to enter into an architect
27 agreement (the "Clinic Architect Contract") with Ware Malcomb, as architect
28 (the "Clinic Architect"), to, among other things, prepare the Working Drawings

1 and design the Clinic Project. The Clinic Architect has been approved by
2 Tenant. Tenant waives any claims against Landlord concerning the contents of
3 the Clinic Architect Contract or any specific provision contained therein.

4 (b) Landlord shall, as Tenant's development manager, enter into a
5 construction contract (the "Clinic Construction Contract"; together with the Clinic
6 Architect Contract, the "Clinic Contracts") with Millie and Severson Inc. (the
7 "Clinic Construction Contractor"; together with the Clinic Architect, the "Clinic
8 Contractors") to construct the Clinic Project. The Clinic Construction Contractor
9 has been approved by Tenant. Tenant waives any claims against Landlord
10 concerning the contents of the Clinic Construction Contract or any specific
11 provision contained therein. The Clinic Construction Contract shall (i) be a fixed
12 price construction contract or guaranteed maximum price construction contract
13 in an amount not to exceed \$3,775,000.00, based on the Schedule of Values
14 set forth in Exhibit "K", (ii) require the Clinic Construction Contractor to
15 construct (or cause construction of) the Clinic Project in accordance with the
16 Working Drawings and construction schedule for the Clinic Project as set forth
17 in Exhibit "M" (the "Clinic Construction Schedule") such that substantial
18 completion of the Clinic Project shall occur on or prior to October 23 , 2020,
19 subject to extension for causes identified in the Clinic Construction Contract,
20 (iii) require the Clinic Contractor to obtain and provide to Landlord and Tenant a
21 Certificate of Occupancy with respect to the Clinic Project upon Substantial
22 Completion, (iv) require the Clinic Construction Contractor to deliver to Landlord
23 and Tenant a punch list of any outstanding minor items within thirty (30) days of
24 Substantial Completion and to complete the punch list items within three weeks
25 thereafter and (v) be subject to the prior written approval of Tenant (such
26 approval to not be unreasonably withheld, conditioned or delayed). With respect
27 to the construction of the Clinic Project, as development manager, Landlord
28 shall comply with the terms of the Clinic Construction Contract. Notwithstanding

1 the foregoing, Landlord is not responsible for ensuring that the Clinic
2 Construction Contractor achieves any of the foregoing or complies with same.
3 Tenant hereby waives any and all Losses, claims, damages, losses, expenses,
4 actions and proceedings as against the Landlord Parties arising out of or
5 resulting from the performance of the Clinic Construction Contract or Clinic
6 Construction Contractor's performance on the Clinic Project.

7 (c) Landlord and Tenant acknowledge that the estimated cost for the
8 Clinic Project as of the date of this Third Amendment is \$ 3,775,000.00 (the
9 "Estimated Cost of the Clinic Project") as set forth in Estimated Project Cost in
10 Exhibit "K". The Estimated Project Cost includes contingency funds in the
11 amount of \$320,236.00 for use by Tenant for the sole purpose of paying for
12 extra items requested by Tenant during the course of construction or
13 installation of the furniture, fixtures, and equipment. The actual costs of the
14 Clinic Project (the "Project Costs" or "Actual Costs") shall be paid by Tenant to
15 Landlord in monthly installments not to exceed the amounts set forth in
16 Exhibit "L."¹ All Project Costs shall be borne, and paid for, by Tenant in full.
17 Upon Substantial Completion of the Clinic Project, Landlord will provide Tenant
18 with the Actual Costs, and the final monthly installment shall be adjusted
19 accordingly.

20 (d) For its services in connection with the Clinic Project, Landlord
21 shall be paid 3% of the Estimated Cost of the Clinic Project. CBRE shall also be
22 paid a fee of 3% of the Estimated Cost of the Clinic Project, payable by Tenant,
23 for its role as Landlord's project manager.

24 (e) The Tenant acknowledges that the work, labor, services and work
25 product provided by Clinic Contractors and the other consultants, design
26

27 ¹ Note that the architect and construction contracts will need to conform to this Exhibit L, with any true up to be
28 paid at the end of the construction.

1 professionals and construction professionals retained with respect to the Clinic
2 Project as contemplated hereby are the responsibility of the Clinic Contractors
3 and such consultants, design professionals and construction professionals.
4 Landlord does not warrant or guarantee their performance nor shall Landlord
5 be responsible for the acts, omissions, any misconduct or negligence on the
6 part of the Clinic Contractors or any consultants, design professionals and
7 construction professionals. Tenant acknowledges that Landlord is not a
8 licensed contractor, architect, or engineer and has no responsibility or liability
9 for construction means or methods, selection of materials or equipment, or
10 design.

11 (f) Notwithstanding anything to the contrary herein, (1) any failure by
12 Landlord to satisfy its obligations under this Section 10.9 shall not be a default
13 or an event of default under this Facilities Lease and (2) as between Landlord
14 and Tenant, the payment of any and all Project Costs, including any excess of
15 Project Costs over the Estimated Cost of the Clinic Project, shall be for the
16 account of Tenant. The only remedies Tenant shall have for the failure by
17 Landlord to satisfy its obligations under this Section 10.9 shall be (1) a
18 suspension of the payment of the Clinic Administration Fee and (2) the right,
19 but not the obligation, to perform Landlord's obligations under this Section 10.9.
20 In no event shall any judgment, order or injunction or equitable relief granted in
21 favor of Tenant abate, be set-off against, reduce or otherwise affect Tenant's
22 obligation to pay Monthly Rent or Additional Rent or effectuate a release of
23 Tenant with respect thereto. If Landlord fails to perform its obligations under
24 this Section 10.9 and Tenant seeks to assume control of administration of the
25 Clinic Project, Tenant shall send written notice of such assumption to Landlord
26 and, upon receipt of such notice, Landlord shall forthwith assign to Tenant all
27 Landlord's right, title and interest in and to the Clinic Construction Contract and
28 related agreements and warranties, all payment, completion, construction or

1 surety bonds, any and all insurance policies, and all other documents as
2 reasonably requested by Tenant. Landlord will, upon request of Tenant,
3 execute a collateral assignment of the Clinic Construction Contract. Landlord
4 will execute such documents and take such actions as may reasonably be
5 requested by Tenant to effectuate the assignment of the Clinic Construction
6 Contract and otherwise allow Tenant to complete construction of the Clinic
7 Project in the manner contemplated by this Facilities Lease.

8 (g) To the fullest extent permitted by law, Tenant shall indemnify,
9 defend and hold harmless all Landlord Parties from and against any Losses
10 arising out of or resulting from the Clinic Project including, without limitation,
11 any Losses arising from, or asserted by, the Clinic Architect or Clinic
12 Construction Contractor, except to the extent such Losses are attributable to
13 the negligence or willful misconduct of Landlord or such Landlord Party.

14 (h) The provisions of this Section 10.9 shall not supersede or replace
15 the rights and obligations of the parties under the Facilities Lease except only
16 to the extent that the provisions of this Section 10.9 would apply to the Rapid
17 Care Clinic Improvements Project as described in this Third Amendment.
18 Material to the Tenant agreeing to the waivers in favor of the Landlord,
19 Landlord shall have endeavored to pass down applicable indemnification and
20 insurance obligations of the Facilities Lease to the Clinic Construction Contract.
21 Landlord shall also endeavor to name Tenant as a third party beneficiary under
22 the Clinic Construction Contract.

23 **2. Capitalized Terms/Third Amendment to Prevail.** Unless defined
24 herein or the context requires otherwise, all capitalized terms herein shall have the
25 meaning defined in the Facilities Lease, as heretofore amended. The provisions of this
26 Third Amendment shall prevail over any inconsistency or conflicting provisions of the
27 Facilities Lease and shall supplement the remaining provision thereof.


1
2 IN WITNESS WHEREOF, the parties have executed this Third Amendment as
3 of the date first written above.

4 COUNTY:

LANDLORD:

5 COUNTY OF RIVERSIDE, a political
6 Subdivision of the State of California

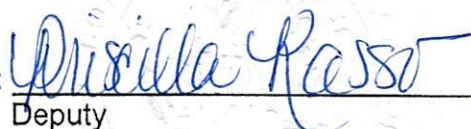
Rivermed Property LLC, a
Delaware limited liability company

7
8 By: 
9 V. Manuel Perez, Chairman
Board of Supervisors

By: _____
David Silvers,
Vice President

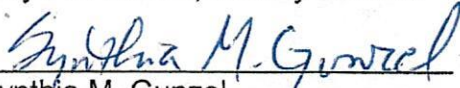
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11 ATTEST:

12 Kecia R. Harper
13 Clerk of the Board

14
15 By: 
16 Deputy

17 APPROVED AS TO FORM:

18 Gregory P. Priamos, County Counsel

19
20 By: 
21 Synthia M. Gunzel
Chief Deputy County Counsel

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

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

LANDLORD:
Rivermed Property LLC, a
Delaware limited liability company

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

By: _____
David Silvers,
Vice President

ATTEST:
Kecia R. Harper
Clerk of the Board

By: _____
Deputy

APPROVED AS TO FORM:
Gregory P. Priamos, County Counsel
By: _____
Synthia M. Gunzel
Chief Deputy County Counsel

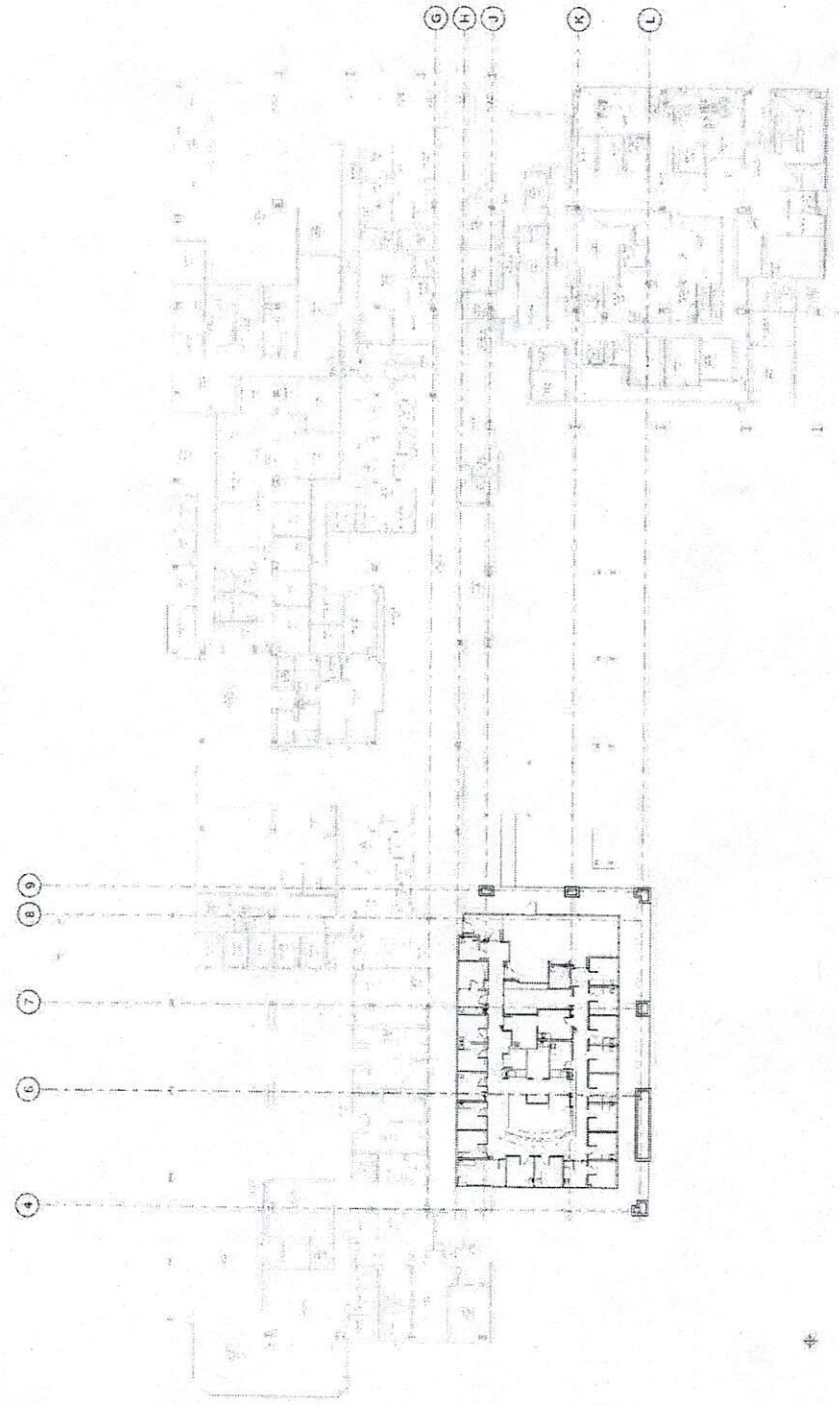
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SERVICES AT ALL TIMES.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL EXISTING AND FUTURE ACCESS POINTS.
6. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
9. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL EXISTING AND FUTURE ACCESS POINTS.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

NOTES:

LEGEND

Exhibit J



FIRST FLOOR - OVERALL FLOOR PLAN
 1

R.U.H.S. MSC RAPID CARE CLINIC
 26600 CACTUS AVENUE
 MORENO VALLEY, CALIFORNIA 92555

WARE MALCOMB
 LEADING DESIGN FOR COMMERCIAL BUILDINGS

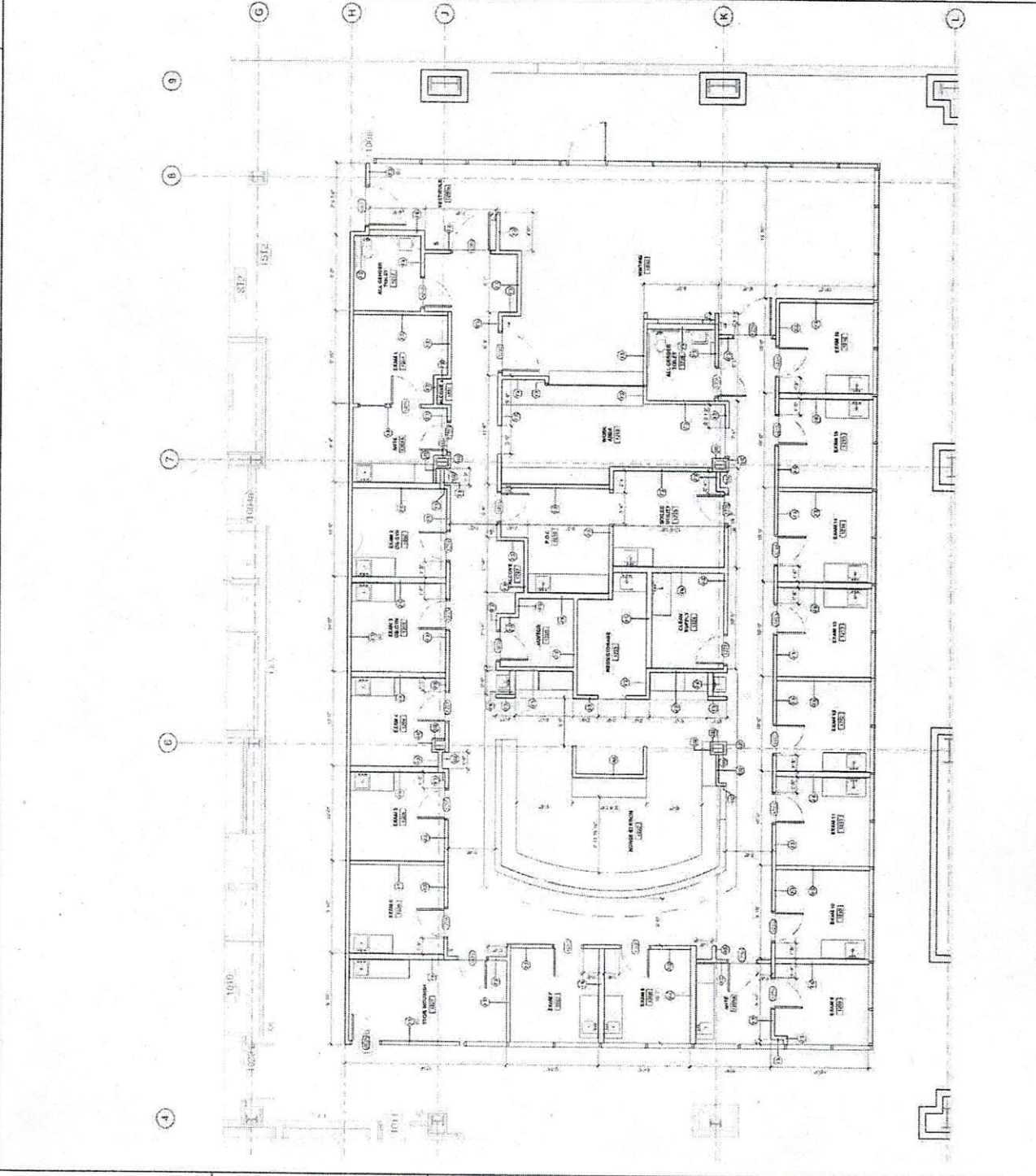
NOTES: []

WALL TYPES
 1. CONCRETE WALL WITH FINISH
 2. GYP BOARD WALL WITH FINISH

WALL LEGEND

GENERAL NOTES

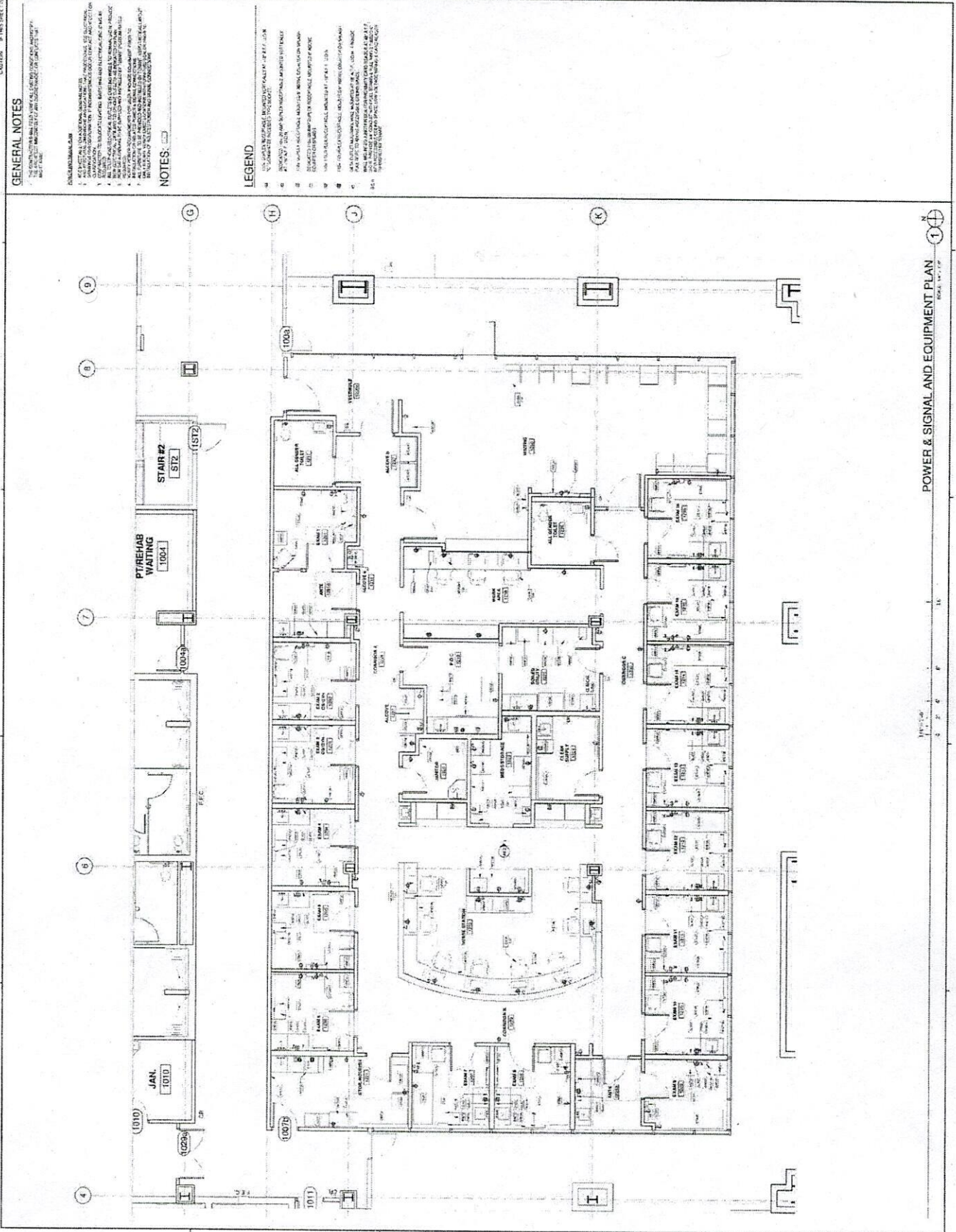
1. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. ALL WALLS SHALL BE CONCRETE WALL WITH FINISH UNLESS OTHERWISE NOTED.
3. ALL INTERIOR WALLS SHALL BE GYP BOARD WALL WITH FINISH UNLESS OTHERWISE NOTED.
4. ALL WALLS SHALL BE FINISHED TO THE TOP OF THE CEILING UNLESS OTHERWISE NOTED.
5. ALL WALLS SHALL BE FINISHED TO THE TOP OF THE CEILING UNLESS OTHERWISE NOTED.
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11. ALL WALLS SHALL BE FINISHED TO THE TOP OF THE CEILING UNLESS OTHERWISE NOTED.



POWER & SIGNAL AND EQUIPMENT PLAN	
DATE	
REVISIONS	
NO.	
BY	
CHECKED	
DATE	
BY	
CHECKED	
DATE	

R.U.H.S. MSC RAPID CARE
 CLINIC
 2600 CACTUS AVENUE,
 MORENO VALLEY, CALIFORNIA 92555

WARE MALCOMB
 LEADING DESIGN FOR COMMERCIAL INTERIORS



GENERAL NOTES

1. REFER TO ALL TRADES' SCHEDULES FOR THE LATEST REVISED EDITIONS.
2. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED BY THE OWNER AND THE DESIGN PROFESSIONAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.
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LEGEND

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

POWER & SIGNAL AND EQUIPMENT PLAN
 SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN

R.U.H.S. MSC RAPID CARE
 CLINIC
 26600 CACTUS AVENUE
 MORENO VALLEY, CALIFORNIA 92555

WARE MALCOMB
 Leading Design for Commercial Real Estate

GENERAL NOTES

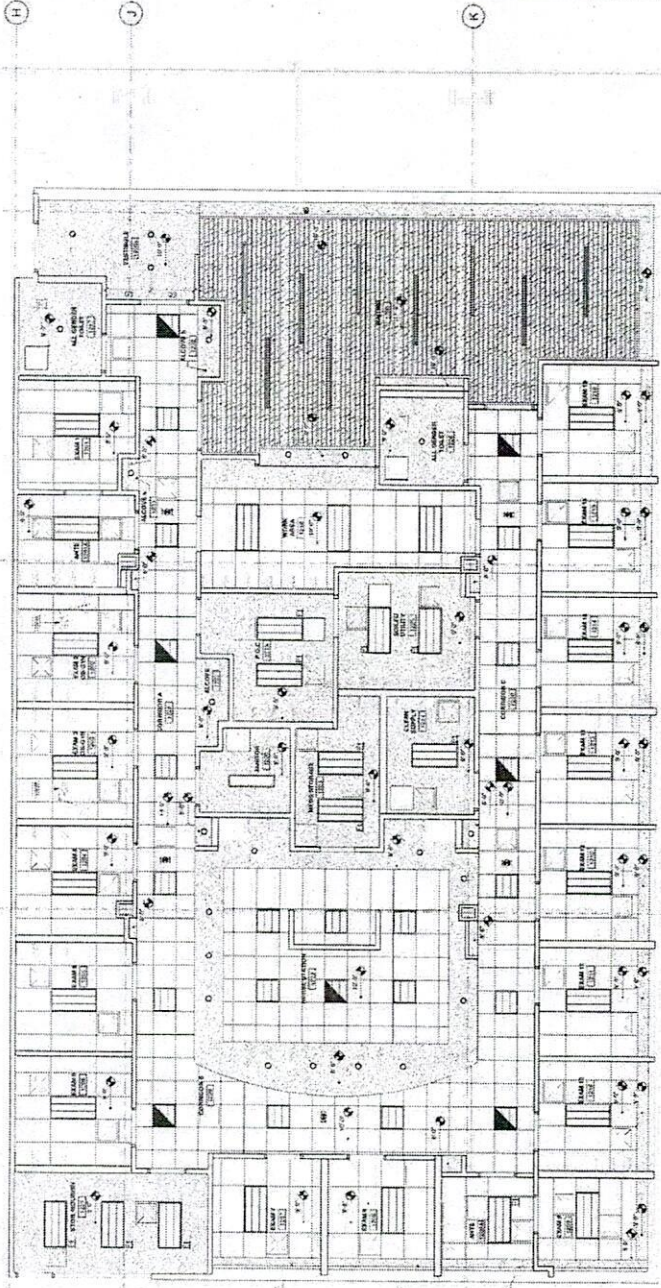
1. REFER TO THE PROJECT GENERAL NOTES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND THE NATIONAL MECHANICAL CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND THE NATIONAL PLUMBING CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODE AND THE NATIONAL FIRE AND SAFETY CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE NATIONAL BUILDING CODE.

NOTES:

LEGEND

LEGEND

- 1. REFLECTED CEILING PANELS
- 2. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES
- 3. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS
- 4. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS
- 5. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS
- 6. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS AND RECESSED EXHAUST FANS
- 7. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS AND RECESSED EXHAUST FANS AND RECESSED FIRE ALARMS
- 8. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS AND RECESSED EXHAUST FANS AND RECESSED FIRE ALARMS AND RECESSED SMOKE DETECTORS
- 9. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS AND RECESSED EXHAUST FANS AND RECESSED FIRE ALARMS AND RECESSED SMOKE DETECTORS AND RECESSED CO2 DETECTORS
- 10. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS AND RECESSED EXHAUST FANS AND RECESSED FIRE ALARMS AND RECESSED SMOKE DETECTORS AND RECESSED CO2 DETECTORS AND RECESSED THERMOSTATS
- 11. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS AND RECESSED EXHAUST FANS AND RECESSED FIRE ALARMS AND RECESSED SMOKE DETECTORS AND RECESSED CO2 DETECTORS AND RECESSED THERMOSTATS AND RECESSED INTERCOMS
- 12. REFLECTED CEILING PANELS WITH RECESSED LIGHT FIXTURES AND RECESSED SPEAKERS AND RECESSED AIR DIFFUSERS AND RECESSED VENTILATORS AND RECESSED EXHAUST FANS AND RECESSED FIRE ALARMS AND RECESSED SMOKE DETECTORS AND RECESSED CO2 DETECTORS AND RECESSED THERMOSTATS AND RECESSED INTERCOMS AND RECESSED ACCESSORIES



REFLECTED CEILING PLAN
 SHEET A4.1

CAUTION: IF THIS SHEET IS NOT LISTED IN A REVISION HISTORY...

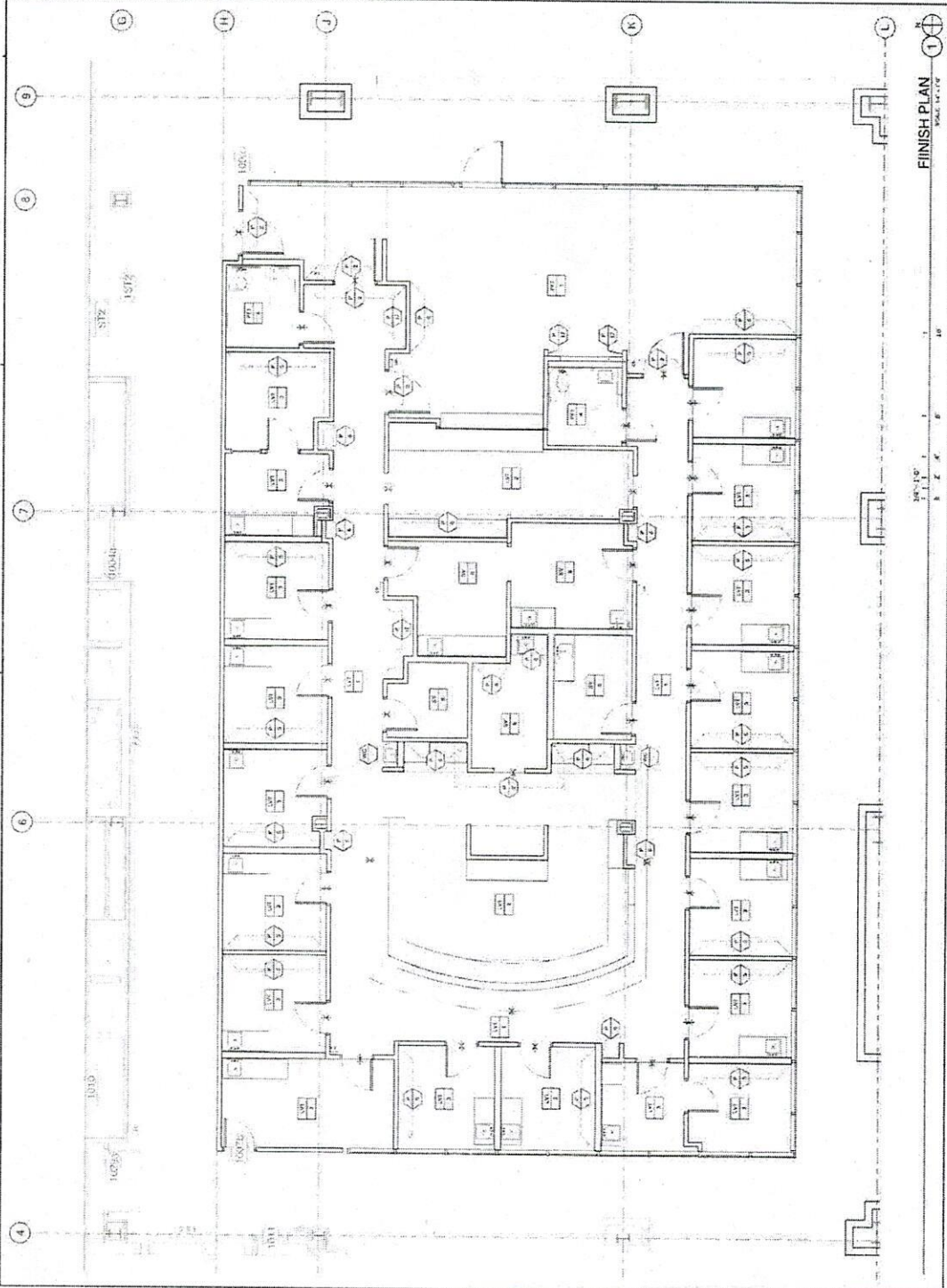
GENERAL NOTES

1. SEE ALL FINISH SCHEDULES FOR FINISHES.
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3. SEE ALL FINISH SCHEDULES FOR FINISHES.
4. SEE ALL FINISH SCHEDULES FOR FINISHES.
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18. SEE ALL FINISH SCHEDULES FOR FINISHES.
19. SEE ALL FINISH SCHEDULES FOR FINISHES.
20. SEE ALL FINISH SCHEDULES FOR FINISHES.

NOTES:

CONTACT LIST

ARCHITECT: WARE MALCOMB
 ENGINEER: [REDACTED]
 CONTRACTOR: [REDACTED]
 FINISHES: [REDACTED]
 INTERIORS: [REDACTED]
 MECHANICAL: [REDACTED]
 ELECTRICAL: [REDACTED]
 PLUMBING: [REDACTED]
 PAINTING: [REDACTED]



FINISHES

MILLWORKS

WALLS

FLOORS

CEILING

MECHANICAL/ELECTRICAL

GLASS

PAINT

FINISHES

WALLS

FLOORS

CEILING

MECHANICAL/ELECTRICAL

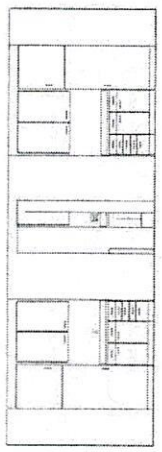
GLASS

PAINT

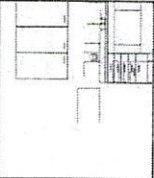
CAUTION IF THIS SHEET IS NOT SEALD IT IS A RECALCULATED PRINT

MILLWORK/CABINETS NOTES

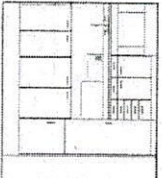
1. ALL MILLWORK SHALL BE COMPLETED TO THE CUSTOMER'S REQUIREMENTS.
2. MILLWORK SHALL BE FABRICATED TO THE CUSTOMER'S REQUIREMENTS.
3. ALL MILLWORK SHALL BE FABRICATED TO THE CUSTOMER'S REQUIREMENTS.
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INTERIOR ELEVATION-NURSE STATION
SCALE: 3/4" = 1'-0"



INTERIOR ELEVATION-EXAM ROOM OB/GYN
SCALE: 3/4" = 1'-0"



INTERIOR ELEVATION-ANTE ROOM
SCALE: 3/4" = 1'-0"

WARE MALCOLM
Leading Design for Commercial Real Estate

Architect
Interior Design
Space Planning
Site Planning
Landscape Design
Construction Administration
Construction Management

R.U.H.S. MSC RAPID CARE
CLINIC
26600 CACTUS AVENUE
MORENO VALLEY, CALIFORNIA 92555

MILLWORK ELEVATIONS AND DETAILS	
NO.	DESCRIPTION

PROJECT: R.U.H.S. MSC RAPID CARE CLINIC
DATE: 09/15/2011
DRAWN BY: [Name]
CHECKED BY: [Name]

A6.2

DOOR SCHEDULE

ROOM NO.	ROOM NAME	DOOR ELEVATION	DOOR SIZE	DOOR DESCRIPTION
101	RECEPTION	101	36" x 80"	WOOD DOOR WITH GLASS INSERT
102	WAITING AREA	102	36" x 80"	WOOD DOOR WITH GLASS INSERT
103	EXAM ROOM 1	103	36" x 80"	WOOD DOOR WITH GLASS INSERT
104	EXAM ROOM 2	104	36" x 80"	WOOD DOOR WITH GLASS INSERT
105	EXAM ROOM 3	105	36" x 80"	WOOD DOOR WITH GLASS INSERT
106	EXAM ROOM 4	106	36" x 80"	WOOD DOOR WITH GLASS INSERT
107	EXAM ROOM 5	107	36" x 80"	WOOD DOOR WITH GLASS INSERT
108	EXAM ROOM 6	108	36" x 80"	WOOD DOOR WITH GLASS INSERT
109	EXAM ROOM 7	109	36" x 80"	WOOD DOOR WITH GLASS INSERT
110	EXAM ROOM 8	110	36" x 80"	WOOD DOOR WITH GLASS INSERT
111	EXAM ROOM 9	111	36" x 80"	WOOD DOOR WITH GLASS INSERT
112	EXAM ROOM 10	112	36" x 80"	WOOD DOOR WITH GLASS INSERT
113	EXAM ROOM 11	113	36" x 80"	WOOD DOOR WITH GLASS INSERT
114	EXAM ROOM 12	114	36" x 80"	WOOD DOOR WITH GLASS INSERT
115	EXAM ROOM 13	115	36" x 80"	WOOD DOOR WITH GLASS INSERT
116	EXAM ROOM 14	116	36" x 80"	WOOD DOOR WITH GLASS INSERT
117	EXAM ROOM 15	117	36" x 80"	WOOD DOOR WITH GLASS INSERT
118	EXAM ROOM 16	118	36" x 80"	WOOD DOOR WITH GLASS INSERT
119	EXAM ROOM 17	119	36" x 80"	WOOD DOOR WITH GLASS INSERT
120	EXAM ROOM 18	120	36" x 80"	WOOD DOOR WITH GLASS INSERT
121	EXAM ROOM 19	121	36" x 80"	WOOD DOOR WITH GLASS INSERT
122	EXAM ROOM 20	122	36" x 80"	WOOD DOOR WITH GLASS INSERT
123	EXAM ROOM 21	123	36" x 80"	WOOD DOOR WITH GLASS INSERT
124	EXAM ROOM 22	124	36" x 80"	WOOD DOOR WITH GLASS INSERT
125	EXAM ROOM 23	125	36" x 80"	WOOD DOOR WITH GLASS INSERT
126	EXAM ROOM 24	126	36" x 80"	WOOD DOOR WITH GLASS INSERT
127	EXAM ROOM 25	127	36" x 80"	WOOD DOOR WITH GLASS INSERT
128	EXAM ROOM 26	128	36" x 80"	WOOD DOOR WITH GLASS INSERT
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184	EXAM ROOM 82	184	36" x 80"	WOOD DOOR WITH GLASS INSERT
185	EXAM ROOM 83	185	36" x 80"	WOOD DOOR WITH GLASS INSERT
186	EXAM ROOM 84	186	36" x 80"	WOOD DOOR WITH GLASS INSERT
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202	EXAM ROOM 100	202	36" x 80"	WOOD DOOR WITH GLASS INSERT

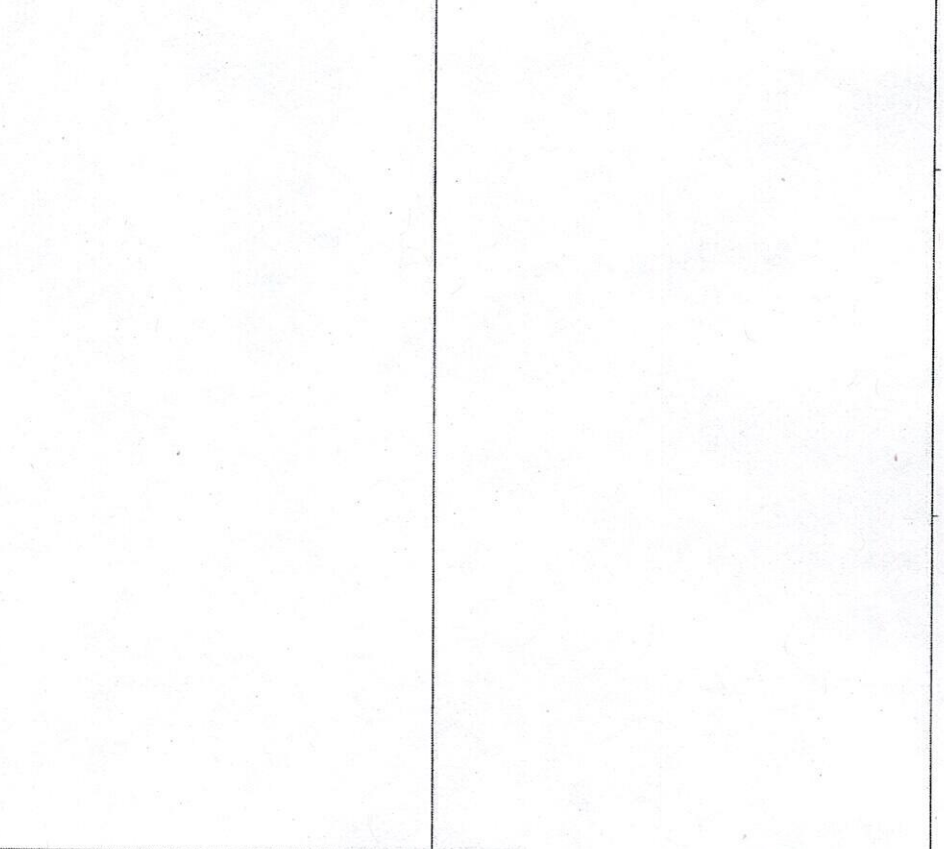
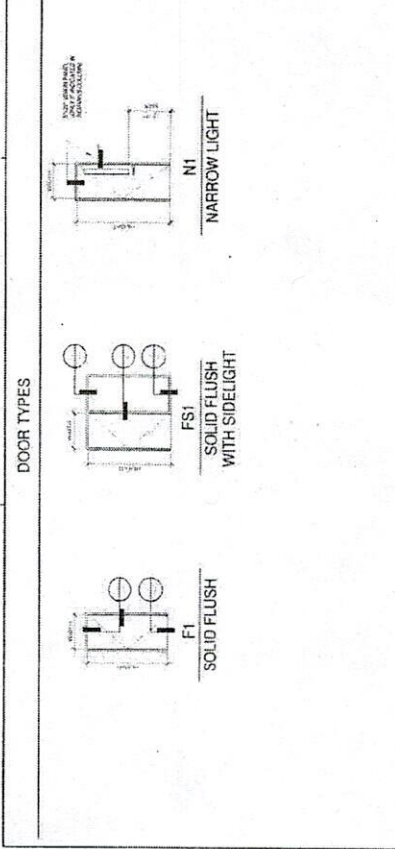
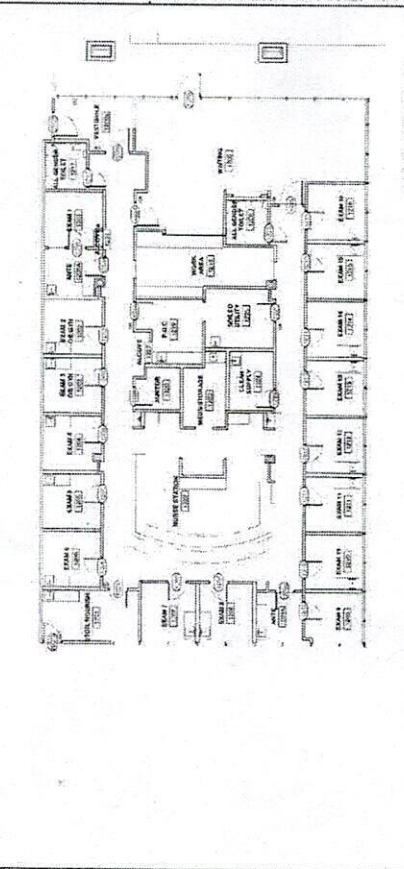


EXHIBIT J -1

Working Drawings – To Be Attached

**Exhibit K
PROJECT COST MONITOR**



DATE: 5/29/2020
UPDATED: 6/17/2020

RUHS
Rapid Care Tenant Improvement
Moreno Valley, Ca

USF: 5.371
RSF:
TI Allowance:

CATEGORY / ITEM		BUDGET	COSTS / RSF	CONTRACTED	INVOICED	% COMPLETE	BAL REM
1.0	TENANT COSTS	TENANT COSTS		TENANT COSTS			
1.1	SOFT COSTS						
1.1.1	Architecture & Engineering (Ware Malcomb)	\$ 120,000	\$ 22.34	\$ -	\$ -	0%	\$ -
1.1.2	Acoustical (Ware Malcomb)	\$ 13,150	\$ 2.45	\$ -	\$ -	0%	\$ -
1.1.3	Medical Equipment Planning Consultants (Munson & Co/Roleff Int)	\$ 40,000	\$ 7.45	\$ -	\$ -	0%	\$ -
1.1.4	Signage and Branding services (Ware Malcomb)	\$ 23,000	\$ 4.28	\$ -	\$ -	0%	\$ -
1.1.5	Legal Fees for Landlord/Lendor	\$ 15,000	\$ 2.79	\$ -	\$ -	0%	\$ -
1.1.P	Plan Check Costs (Est @ 1% Hard Costs)	\$ 28,663	\$ 5.34	\$ -	\$ -	0%	\$ -
1.1.C	Contingency (5%)	\$ 11,991	\$ 2.23	\$ -	\$ -	0%	\$ -
	TOTAL SOFT COSTS	\$ 251,803	\$ 46.88	\$ -	\$ -	0%	\$ -
1.2	HARD COSTS						
1.2.1	General Contractor (Tenant Improvements)	\$ 2,294,655	\$ 427.23	\$ -	\$ -	0%	\$ -
1.2.2	Allertatus	\$ 94,945	\$ 17.69	\$ -	\$ -	0%	\$ -
1.2.3	Sterilization Area	\$ 100,000	\$ 18.62	\$ -	\$ -	0%	\$ -
1.2.4	Medical Equipment Install	\$ 65,000	\$ 12.10	\$ -	\$ -	0%	\$ -
1.2.P	Permit Fees (2% of Hard Costs)	\$ 51,092	\$ 9.51	\$ -	\$ -	0%	\$ -
1.2.C	Contingency (10%)	\$ 260,569	\$ 48.51	\$ -	\$ -	0%	\$ -
	TOTAL HARD COSTS	\$ 2,866,261	\$ 533.66	\$ -	\$ -	0%	\$ -
1.3	FF&E COSTS						
1.3.1	System Furniture (Including Tax, Delivery, Install)	\$ 205,000	\$ 38.17	\$ -	\$ -	0%	\$ -
1.3.2	Ancillary Furniture (Including Tax, Delivery, Install)	\$ 50,000	\$ 9.31	\$ -	\$ -	0%	\$ -
1.3.3	Signage	\$ 100,000	\$ 18.62	\$ -	\$ -	0%	\$ -
1.3.4	Nurse Call (Hillrom)	\$ 82,322	\$ 15.33	\$ -	\$ -	0%	\$ -
1.3.5	Bellmann Logistics (incl 2 mo warehousing only)	\$ 35,000	\$ 6.52	\$ -	\$ -	0%	\$ -
1.3.P	Permit Fees (1.25% of Costs Above)	\$ 4,438	\$ 0.83	\$ -	\$ -	0%	\$ -
1.3.C	Contingency (10%)	\$ 47,676	\$ 8.88	\$ -	\$ -	0%	\$ -
	TOTAL FF&E COSTS	\$ 524,435	\$ 97.64	\$ -	\$ -	0%	\$ -
1.4	PROJECT MANAGEMENT						
1.4.1	PJM Fees (CBRE)	\$ 112,500	\$ 20.95	\$ -	\$ -	0%	\$ -
	TOTAL PROJECT MANAGEMENT	\$ 112,500	\$ 20.95	\$ -	\$ -	0%	\$ -
	TOTAL TENANT COSTS	\$ 3,755,000	\$ 699.12	\$ -	\$ -	0%	\$ -
GRAND TOTAL PROJECT COSTS		\$3,755,000	\$699.12	\$0	\$0	0.0%	\$0.00
TI ALLOWANCE		\$0					
GRAND TOTAL PROJECT COSTS (BUDGET)		\$3,755,000					
TENANT OUT OF POCKET (BUDGET)		\$3,755,000					
*ITEMS IN RED INDICATE EXPECTED CONTRACT VALUES							
\$0 TI ALLOWANCE							
\$	-	\$3,755,000					
\$0 TENANT OUT OF POCKET (ACTUAL)							

EXHIBIT "L"

PAYMENT SCHEDULE

<u>Payment Date</u>	<u>Amount</u>
August 31, 2020	\$750,000.00
September 30, 2020	\$825,000.00
October 31, 2020	\$1,200,000.00
November 30, 2020	\$1,000,000.00 *

*Last payment not to exceed \$1,000,000 based on final actual project cost

Exhibit M



CONCEPTUAL SCHEDULE

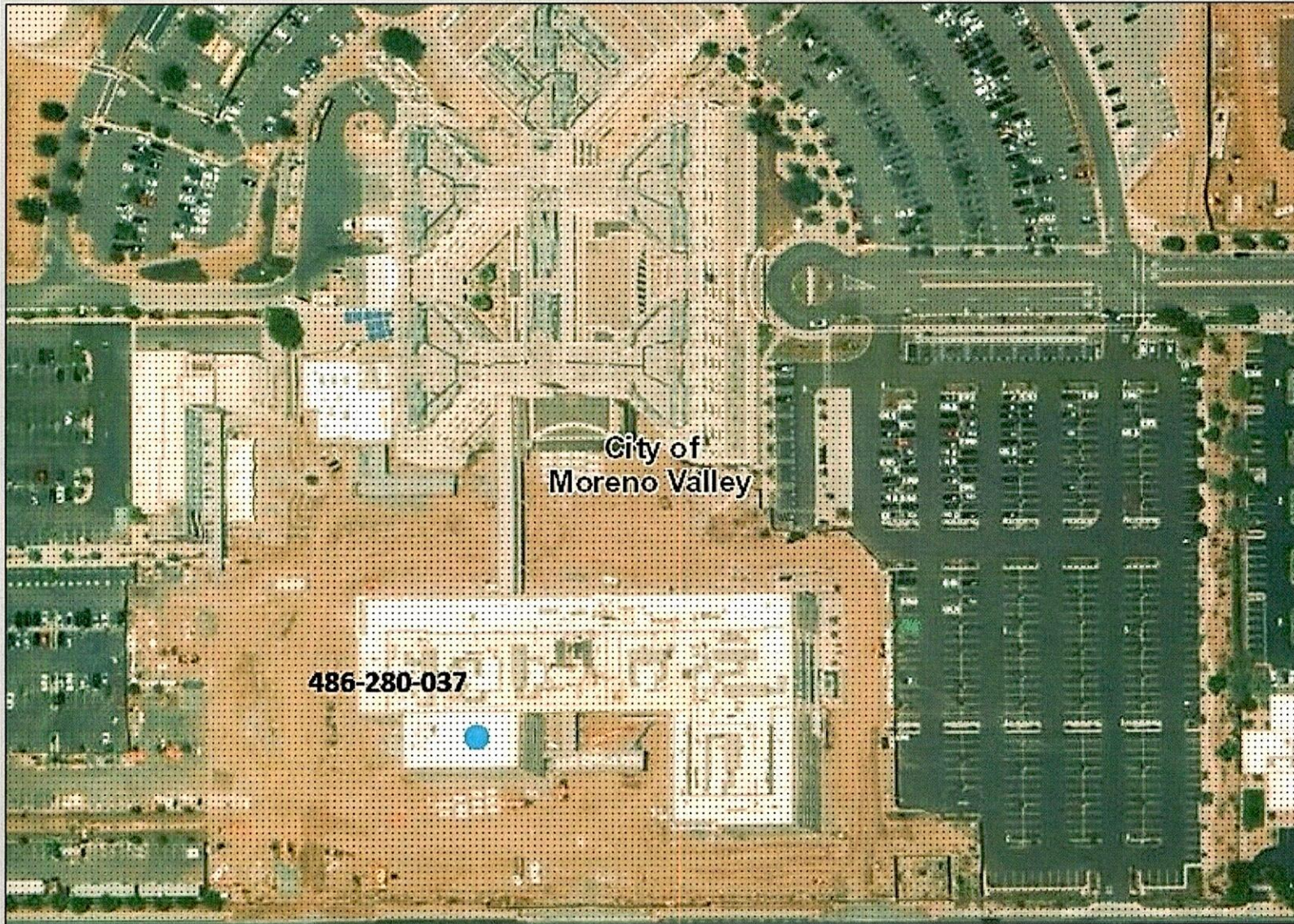


ID	Task Name	Duration	Start	Finish	Notes	Apr	Qtr 2, 2020 May	Jun	Jul	Qtr 3, 2020 Aug	Sep	Oct	Qtr 4, 2020 Nov	Dec	Jan	Qtr 1, 2021 Feb
1	Rapid Care Conceptual	148 days	Wed 4/1/20	Fri 10/23/20		Rapid Care Conceptual										
2	Planning/Design/Documentation	68 days	Wed 4/1/20	Fri 7/3/20		Planning/Design/Documentation										
4	Finalize Lease Negotiations	8 wks	Wed 4/1/20	Tue 5/26/20		Finalize Lease Negotiations										
3	Lease Amendment	0 days	Mon 6/1/20	Mon 6/1/20		Lease Amendment										
6	Develop Preliminary Space Plans	3 days	Wed 5/6/20	Fri 5/8/20		Develop Preliminary Space Plans										
7	Review/Revise/Approve Space Plan	3 days	Mon 5/11/20	Wed 5/13/20		Review/Revise/Approve Space Plan										
8	Develop Preliminary Budget	3 days	Mon 5/11/20	Wed 5/13/20		Develop Preliminary Budget										
5	Finalize Ware Malcomb Agreement - Arch/Eng	5 days	Mon 5/11/20	Fri 5/15/20		Finalize Ware Malcomb Agreement - Arch/Eng										
10	Review/Revise/Approve Design Development	2 wks	Thu 5/14/20	Wed 5/27/20		Review/Revise/Approve Design Development										
12	Finalize FF&E (Nurse Call, Security, CCTV, LV)	0 days	Fri 5/22/20	Fri 5/22/20		Finalize FF&E (Nurse Call, Security, CCTV, LV)										
13	Construction Drawings	3 wks	Mon 5/25/20	Fri 6/12/20		Construction Drawings										
14	Engineering	3 wks	Mon 5/25/20	Fri 6/12/20		Engineering										
9	County Council/Board Approval	0 days	Tue 6/9/20	Tue 6/9/20		County Council/Board Approval										
16	Issue Permit Drawings / County Approvals	3 wks	Mon 6/15/20	Fri 7/3/20		Issue Permit Drawings / County Approvals										
11	Finalize Millie Severson Agreement - GMAX contract	5 days	Thu 5/29/20	Wed 6/3/20		Finalize Millie Severson Agreement - GMAX contract										
15	Bidding/Review/Award	2 wks	Mon 6/8/20	Fri 6/19/20		Bidding/Review/Award										
17	Construction & Relocation	17 wks	Mon 6/29/20	Fri 10/23/20		Construction & Relocation										
18	Tenant Improvements / Construction	16 wks	Mon 6/29/20	Fri 10/16/20		Tenant Improvements / Construction										
19	Delivery of Major Equipment, etc	0 wks	Mon 10/5/20	Mon 10/5/20		Delivery of Major Equipment, etc										
20	Major Equipment Installation	5 days	Mon 10/5/20	Fri 10/9/20		Major Equipment Installation										
21	Moving & Relocation of Secondary Equipment / FF&E	5 days	Mon 10/12/20	Fri 10/16/20		Moving & Relocation of Secondary Equipment / FF&E										
22	Certifications	5 days	Mon 10/12/20	Fri 10/16/20		Certifications										
23	Regulatory Approvals	2 wks	Mon 10/12/20	Fri 10/23/20		Regulatory Approvals										
24	Operational in New Facility	0 wks	Fri 10/23/20	Fri 10/23/20		Operational in New Facility										

6/1/20 Draft	Task		Project Summary		Inactive Summary		Manual Summary		External Milestone	
	Split		External Tasks		Manual Task		Start-only		Progress	
	Milestone		External MileTask		Duration-only		Finish-only		Split	
	Summary		Inactive Milestone		Manual Summary Rollup		External Tasks			

Third Amendment to Facilities Lease with Rivermed Property, LLC

26600 Cactus Avenue, Moreno Valley, CA 92555



Legend

- Blueline Streams
- City Areas
- World Street Map



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

APN: 486-280-037

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