

After recordation return to:

Vol 1195 Page 10711

Driscoll Strawberry associates, Inc.  
1355 E. Cypress Avenue, Suite G  
Redding, California 96002

MEMORANDUM OF SUBLEASE

SIERRA CASCADE NURSERY, INC. a California corporation, as Sublessor, and  
DRISCOLL STRAWBERRY ASSOCIATES, INC., a California corporation, as Sublessee,  
agrees:

That SIERRA CASCADE NURSERY, INC., a California corporation, as lessee  
under that certain unrecorded lease dated July 26, 1994 between RITTER RANCH,  
a partnership, as lessor and SIERRA CASCADE NURSERY, INC., a California  
corporation, as lessee.

That upon the terms and provision set forth in that certain Sublease dated as  
of MARCH 18, 1995, between Sublessor and Sublessee, Sublessor has  
subleased and let and does hereby sublease and let unto Sublessee the premises in  
Klamath County, Oregon, consisting of the Twenty (20) acre plot of land being a  
portion of:

S 1/2 SW 1/4 Section 5, Township 38 South, Range 11 East of the Willamette  
Meridian, Klamath County, Oregon, LESS THAT PORTION conveyed to Walter N.  
Ritter, et ux, by Deed dated January 17, 1980 in Volume M80, page 1063, Deed  
Records of Klamath County, Oregon.

and being that certain property shown in cross-hatch on the map attached  
hereto as Exhibit "A". The boundaries of the subleased parcel being marked off and  
delineated and agreed to by the parties hereto.

The term of the Sublease is for the period commencing MARCH 18,  
1995 and terminating December 31, 1995.

Said Sublease and all of the terms and provisions thereof are hereby  
incorporated herein and made a part hereof in all respects as though fully set forth  
herein, reference being hereby made to a fully executed copy of said Sublease in the  
possession of Sublessor and Sublessee for the full particulars thereof.

Sublessor's address is:

Sierra Cascade Nursery, Inc.  
472-715 Johnson Road  
Susanville, CA 96130

Sublessee's address is:

Driscoll Strawberry Associates, Inc.  
345 Westridge Drive  
Watsonville, CA 95076

IN WITNESS WHEREOF, the parties have on this 18<sup>th</sup> day of March, 1995, herewith executed this Memorandum of Sublease.

Sublessor:

SIERRA CASCADE NURSERY, INC.

By: [Signature], President

By: [Signature], Secretary

Sublessee:

DRISCOLL STRAWBERRY ASSOCIATES, INC.

By: [Signature]  
Kenneth B. Morena, President

By: [Signature]  
Thomas P. Driscoll, Secretary

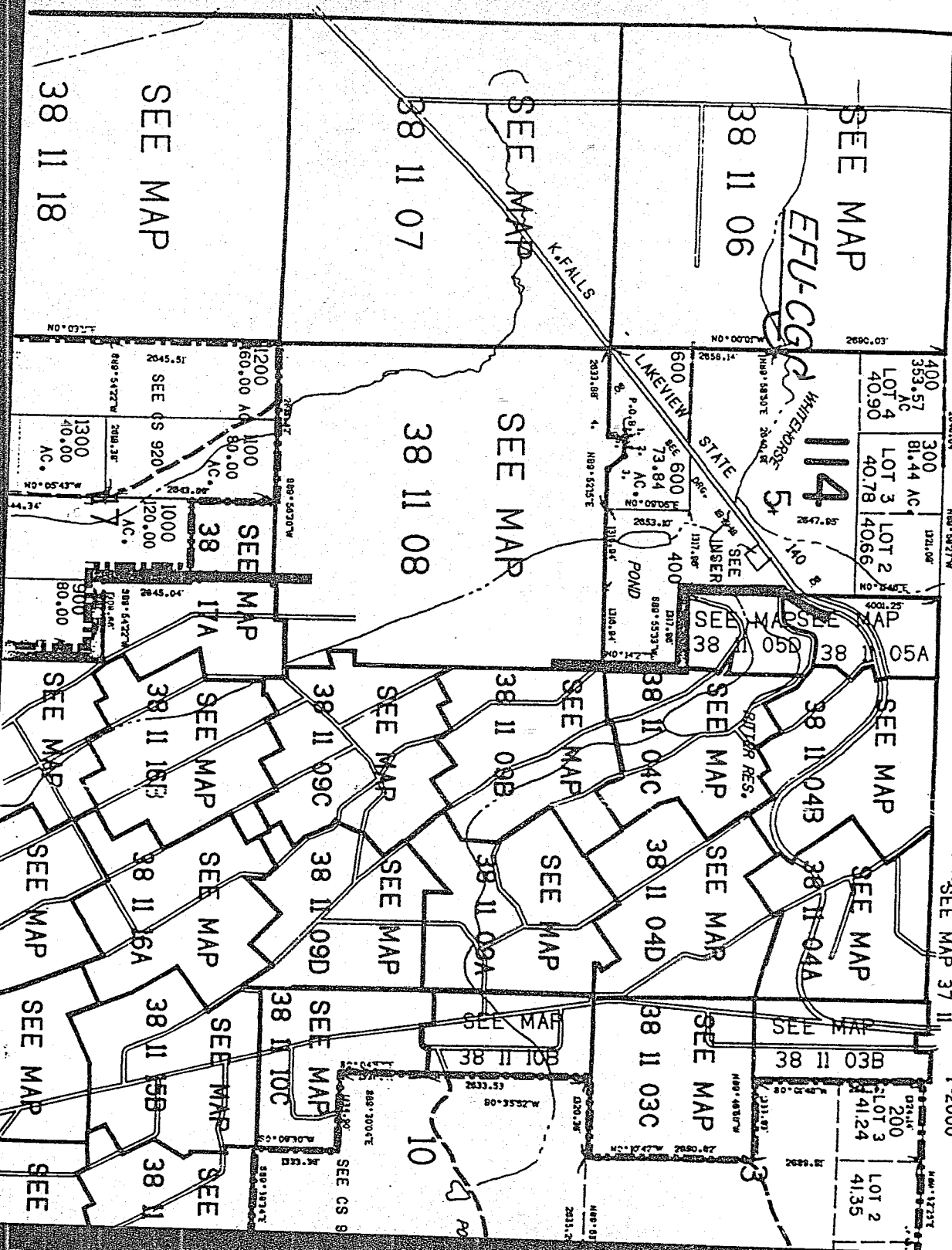
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.

IN S1/2 SW1/4 SEC. 05:  
FROM NW COR. SEC.  
1. N40°30'42"E 80'  
2. S80°15'52"E 200.00'  
3. S40°53'52"E 440.78'  
4. N07°21'40"W 53.54'  
5. N40°55'02"E 155.54'  
204.00'

THIS PROJECT IS THE PROPERTY OF THE COMPANY OF T.38S. R.11E.  
MOUNTAIN TITLE COMPANY KLAMATH COUNTY  
of Klamath County  
SEE MAP 37 II  
1'-2000'

10713

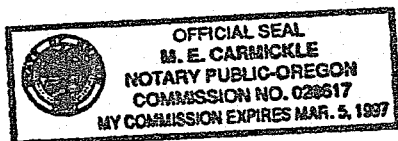
MAP 38 II V



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of OREGONCounty of KLAMATHOn MARCH 18, 1995 before me, M. E. CARMICKLE, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared RANDY SEIBERLE & LAURA SEIBERLE  
Name(s) of Signer(s)

☐ personally known to me – OR – ☒ 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.



WITNESS my hand and official seal.

M. E. Carmickle  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of Attached Document

Title or Type of Document: MEMORANDUM OF SUB-LEASEDocument Date: MARCH 18, 1995 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

## Capacity(ies) Claimed by Signer(s)

Signer's Name: RANDY SEIBERLE

- ☐ Individual  
☒ Corporate Officer  
 Title(s): PRESIDENT  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

SIERRA BASIN NURSERYSigner's Name: LAURA SEIBERLE

- ☐ Individual  
☒ Corporate Officer  
 Title(s): SECRETARY  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

SIERRA BASIN NURSERY

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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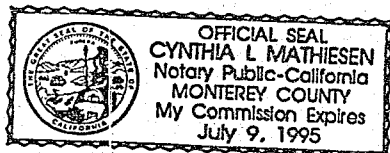
State of California

County of Santa Cruz

On April 19, 1995 before me, Cynthia L. Mathiesen, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kenneth B. Morena and Thomas P. Driscoll  
Name(s) of Signer(s)

☒ personally known to me ~~OR~~ ☐ 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.



WITNESS my hand and official seal.

Cynthia L. Mathiesen  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Memorandum of Sublease - Sierra Cascade Nursery, Inc.  
(Bonanza, Oregon)

Document Date: March 18, 1995 Number of Pages: 3

Signer(s) Other Than Named Above: Randy Fertberg and Laura Fertberg

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth B. Morena

- ☐ Individual  
☒ Corporate Officer  
 Title(s): President  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

Driscoll Strawberry  
Associates, Inc.

Signer's Name: Thomas P. Driscoll

- ☐ Individual  
☒ Corporate Officer  
 Title(s): Secretary  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

Driscoll Strawberry  
Associates, Inc.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 26th day  
 of April A.D., 19 95 at 2:08 o'clock P M., and duly recorded in Vol. M95  
 of \_\_\_\_\_ Deeds on Page 10711

FEE \$50.00

By Bernetha G. Letsch County Clerk