

After recordation return to:

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 sublessee under
that certain unrecorded sublease dated March 1, 1997 between Richard Hawkins and
Bruce Hawkins, as sublessor and SIERRA CASCADE NURSERY, INC., a California corporation,
as sublessee.

That upon the terms and provision set forth in that certain Sublease dated as of
March 1, 1997, 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 fifty three (53) acre plot of land being a portion of:

The E1/2 NE1/4, Section 1, Township 38 South, Range 11 1/2 East of the Willamette Meridian,
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 1, 1997 and
terminating December 31, 1997.

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 12th day of MARCH, 1997,
herewith executed this Memorandum of Sublease.

Sublessor:

SIERRA CASCADE NURSERY, INC.

By: 
Randy Jertberg, President

By: 
Laura Jertberg, Secretary

Sublessee:

DRISCOLL STRAWBERRY ASSOCIATES, INC.

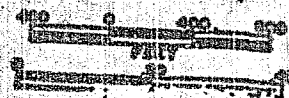
By: 
Kenneth B. Morena, President

By: 
Thomas P. Driscoll, Secretary
or Clint Miller, Assistant Secretary

SCALE 1"=5000'

19294

EXHIBIT "A"



SEE MAP 28 BY 12

SEE MAP 28 BY 12

6000 AC.

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LOT 4 49.25

LOT 3 49.50

LOT 2 49.25

LOT 1 49.25

FR

FRUG

SEE MAP 27 BY 23

SEE MAP 28 BY 12

This sketch is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.

AMERITITLE OF KLAMATH FALLS

SEE MAP 28 BY 12

SEE MAP 28 BY 12

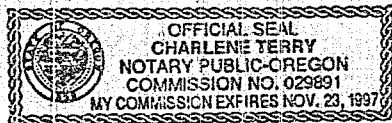
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38 JIV 01

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of OREGONCounty of KLAMATHOn MARCH 12 1997 before me, CHARLENE TERRY NOTARY PUBLIC
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared RANDY JERTBERG AND LAURA JERTBERG
Name(s) of Signer(s)

☐ personally known to me — **CR** — ☒ 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.

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

Signer's Name: _____

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

Signer Is Representing: _____

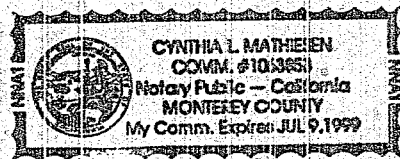
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of Santa CruzOn May 2 1997 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 C. Miller
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) was 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

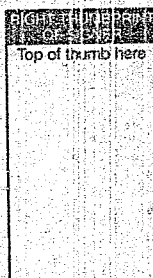
Title or Type of Document: Memorandum of SubleaseDocument Date: March 12, 1997 Number of Pages: threeSigner(s) Other Than Named Above: Randy Jutberg and Laura Jutberg

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kenneth B. Morena

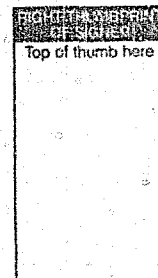
- ☐ Individual
☒ Corporate Officer
 Title(s): President
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:

Driscoll Strawberry
Associates, Inc.
Signer's Name: C. Miller

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

Signer Is Representing:

Driscoll Strawberry
Associates, Inc.


STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Driscoll Strawberry Associates the 23rd day
of June A.D., 19 97 at 11:05 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 19292

FEE \$50.00

 By Bernetha G. Letsch, County Clerk
Kathleen R...