

2001-31624-11
Recorded — Official Records
Humboldt County, California
Carolyn Crnich, Recorder
Recorded by First American Title Ins Co
Rec Fee 37.00
Add Names 1.00
Clerk: CC Total: 38.00
Dec 11, 2001 at 10:00

Recording Requested by:

ROBERT A. ZIGLER

When recorded mail to:

ROBERT A. ZIGLER
Attorney at Law
649 Main Street
Fortuna, CA 95540

FAT 99027-LN

Space above this line for Recorder's use

ASSIGNMENT OF SUBLEASE

This Agreement is made this 7th day of December, 2001, by and between DONALD I. BAIRD, MD, and MICHAEL J. PAULUS, MSW, LCSW, hereinafter called "Assignors," and JON G. SAPPER and K. JEFF NELSON, hereinafter called "Assignees."

Recitals

REDWOOD PROFESSIONAL ASSOCIATION, an unincorporated association with all members currently being DONALD I. BAIRD, JAMES M. ANDERSON, JOHN M. MOGEL, RICHARD O. BUSHCO, RONALD B. JONES, MICHAEL J. PAULUS, and K. JEFF NELSON, hereinafter called "Association," is the Lessee of that certain Ground Lease Agreement dated May 26, 1978, entered into by and between REDWOOD MEMORIAL HOSPITAL OF FORTUNA, Fortuna, California, a memorandum of which was recorded on September 22, 1978, in Book 1517 of Official Records, Page 606, Humboldt County Records.

Thereafter, Association entered into a Sublease with DONALD I. BAIRD, of that property described in Exhibit "A" attached hereto, recorded on April 15, 1987, in Book 1833 of Official Records, Page 1126, Humboldt County Records.

Thereafter, MICHAEL J. PAULUS entered into an Option Agreement for assignment of said sublease with DONALD I. BAIRD for an undivided one-fourth interest in and to the above-mentioned Sublease, which Option Agreement was dated July 1, 1988 and recorded December 9, 1988, in book 1895 of Official Records, Page 433.

Said Option was exercised on December 2, 2001, by Exercise of Option dated December 2, 2001, and thereafter recorded on December 7, 2001, under Recorder's Serial No. 2001-31421-2, Humboldt County Records and an Assignment of Sublease dated December 2, 2001, was recorded concurrently herewith.

1

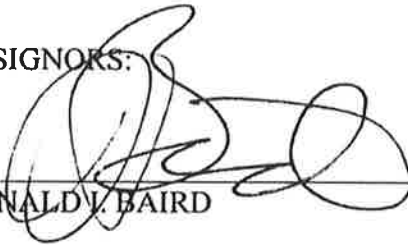
Assignors now desire to assign their interest in said Sublease, and Assignee desires to accept the assignment thereof, being an undivided one-quarter interest from MICHAL J. PAULUS, and an undivided three-quarters interest from DONALD I. BAIRD.

Assignment

For value received, MICHAL J. PAULUS, as to one-quarter interest, and DONALD I. BAIRD, as to an undivided three-quarters interest hereby assign and transfer said Sublease to JON G. SAPPER, a married man, an undivided one-half interest, and K. JEFF NELSON, a married man, an undivided one-half interest, both as tenants in common, and Assignees desire to accept the assignment thereof, and Assignees hereby agree to and do accept the Assignment, and Assignees expressly assume and agree to keep, perform, and fulfill all of the terms, covenants, conditions, and obligations required to be kept, performed, and fulfilled by Assignors as Sublessee thereunder, including the making of all payments due to or payable on behalf of Lessor under said Sublease when due and payable.

Executed at Fortuna, California, on the day and year first above written.

ASSIGNORS:



DONALD I. BAIRD



MICHAEL J. PAULUS

ASSIGNEES:



JON G. SAPPER





K. JEFF NELSON


Consent of Sublessors

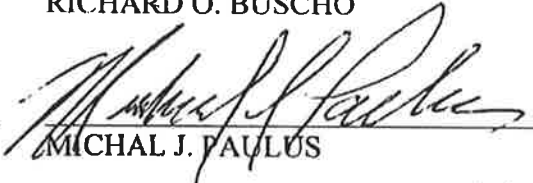
The undersigned is the Sublessor in the Sublease described in the foregoing assignment and thereby consents to the assignment of the Sublease to JON G. SAPPER and K. JEFF NELSON.

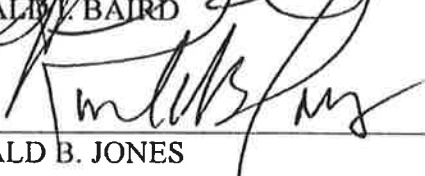
SUBLESSOR:
REDWOOD PROFESSIONAL ASSOCIATION


By: 
JOHN M. MOGEL



RICHARD O. BUSCHO


DONALD W. BAIRD


MICHAL J. PAULUS


RONALD B. JONES


JACK L. BELLAH


K. JEFF NELSON

Consent of Lessor

The undersigned is the Lessor in the lease described in the foregoing assignment and hereby consents to the partial assignment of the lease to JON G. SAPPER and K. JEFF NELSON waiving none of its rights thereunder as to the Lessee or the Sublessee or the Assignee.

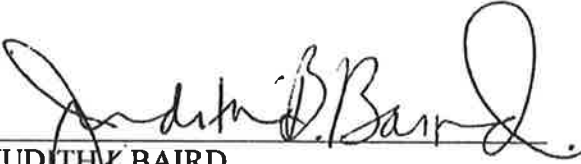
REDWOOD MEMORIAL HOSPITAL
OF FORTUNA, a Non-Profit
Corporation, Lessor

By: 
KATHLEEN McVEY, C.O.O.

CONSENT OF SPOUSE

I, Judith I. Baird, spouse of Donald I Baird, have read the foregoing Assignment of Sublease and I know its contents. I am aware that, by its provisions, any interest I may have in the Sublease, as community property or otherwise, may be sold, transferred, and assigned as provided for above. I hereby consent to such sale, transfer, or assignment, approve of the Assignment, and agree that any interest I may have in the Sublease is subject to the provisions of the Assignment. I will take no action at any time to hinder operation of the Assignment with respect to the sale, transfer, or assignment of any such interest.

Date: December 7, 2001.



JUDITH I. BAIRD
B.

CONSENT OF SPOUSE

I, Janet E. Paulus, wife of Michael J. Paulus, have read the foregoing Assignment of Sublease and I know its contents. I am aware that, by its provisions, any interest I may have in the Sublease, as community property or otherwise, may be sold, transferred, and assigned as provided for above. I hereby consent to such sale, transfer, or assignment, approve of the Assignment, and agree that any interest I may have in the Sublease is subject to the provisions of the Assignment. I will take no action at any time to hinder operation of the Assignment with respect to the sale, transfer, or assignment of any such interest.

Date: December 7, 2001.



JANET E. PAULUS

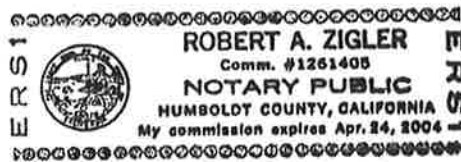
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
County of Humboldt)

On December 7, 2001, before me, the undersigned Notary Public, personally appeared JOHN M. MOGEL, 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.

Robert A. Zigler
Signature of Notary

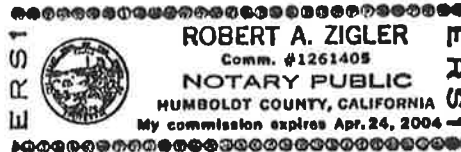


State of California)
County of Humboldt)

On December 7, 2001, before me, the undersigned Notary Public, personally appeared RICHARD O. BUSCHO, 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.

Robert A. Zigler
Signature of Notary

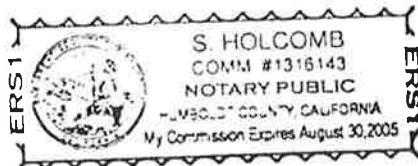


State of California)
County of Humboldt)

On December 7, 2001, before me, the undersigned Notary Public, personally appeared DONALD I. BAIRD, 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.

DR
Signature of Notary



State of California)
County of Humboldt)

On December 7, 2001, before me, the undersigned Notary Public, personally appeared MICHAL J. PAULUS, 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.

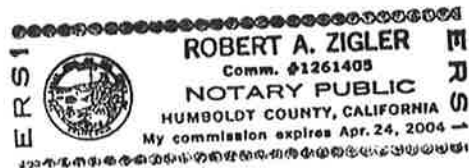


[Signature]
Signature of Notary

State of California)
County of Humboldt)

On December 10, 2001, before me, the undersigned Notary Public, personally appeared RONALD B. JONES, 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.

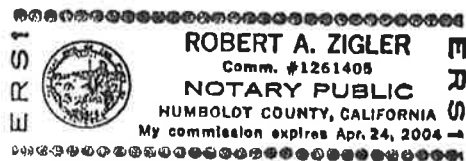


[Signature]
Signature of Notary

State of California)
County of Humboldt)

On December 7, 2001, before me, the undersigned Notary Public, personally appeared JACK L. BELLAH, 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.

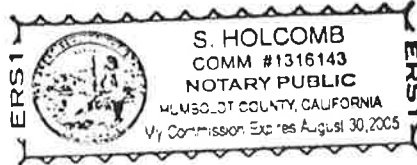


[Signature]
Signature of Notary

State of California)
County of Humboldt)

On December 7, 2001, before me, the undersigned Notary Public, personally appeared K. JEFF NELSON, 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.



[Signature]
Signature of Notary

State of California)
County of Humboldt)

On December 6, 2001, before me, the undersigned Notary Public, personally appeared JON G. SAPPER, 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.

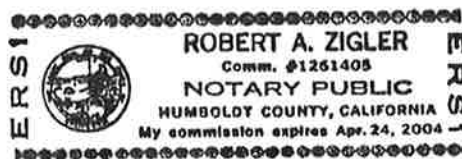


[Signature]
Signature of Notary

State of California)
County of Humboldt)

On December 10, 2001, before me, the undersigned Notary Public, personally appeared KATHLEEN McVEY, 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.



[Signature]
Signature of Notary

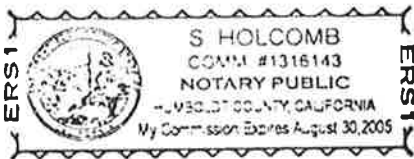
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF Humboldt

On December 7, 2001, before me, S. Holcomb, Notary Public, personally appeared Judith B. Baird, 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.

Signature [Handwritten Signature]



This area for official notarial seal.

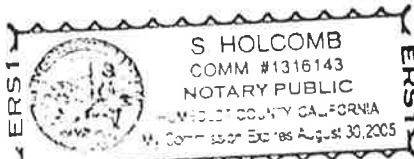
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA } SS
COUNTY OF Humboldt

On December 7, 2001, before me, S. Holcomb, Notary Public, personally appeared Janet E. Paulus, 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.

Signature [Handwritten Signature]



This area for official notarial seal.

EXHIBIT "A"

That certain real property situated in the State of California, County of Humboldt, City of Fortuna, described as follows:

PARCEL ONE

That portion of the Northwest Quarter of the Southwest Quarter of Section 1, Township 2 North, Range 1 West, described as follows:

BEGINNING at the Quarter Section corner on the West line of said Section 1;

thence South along the West line of said Section, 677.82 feet to the Northwest corner of Parcel One of the Deed to Theodore Renner and wife, recorded January 3, 1947, in Book 3 of Official Records at Page 180;

thence East along the North line of said Parcel One, 727 feet to the Northwest corner of the land conveyed to Redwood Memorial Hospital by Deed recorded October 24, 1966, in Book 901 of Official Records, Page 382;

thence South along the West line of said last mentioned land, 602 feet to the true point of beginning;

thence East along the South line of said hospital land, 64.59 feet;

thence North parallel with the West line of said hospital land, 75.53 feet;

thence West parallel with the South line of said hospital land, 64.59 feet to the West line thereof;

and thence South along said West line, 75.53 feet to the true point of beginning.

PARCEL TWO

The non-exclusive right to the use of the land next hereinafter described for the construction and maintenance of parking facilities, public and private utilities, access and landscaping.

Said parcel of land is described as follows:

That portion of the Southwest Quarter of Section 1 in Township 2 North, Range 1 West, Humboldt Meridian, described as follows:

COMMENCING at the West Quarter corner of said Section 1;

thence South along the Section line 677.82 feet to the Northwest corner of the parcel of land deeded to Theodore Renner, et ux, recorded January 3, 1947, in Book 3 of Official Records at Page 180;

thence East along the North line of said land, a distance of 872 feet to a point;

said point being the Northwest corner of Parcel No. 2 as conveyed in the Deed executed by Sisters of St. Joseph of Orange, a corporation, to Redwood Memorial Hospital, a corporation, recorded August 6, 1956, in Book 404 of Official Records, at Page 294;

continued ...

DESCRIPTION CONTINUED

thence South along the West line thereof, a distance of 462.00 feet to the Southwest corner thereof, and being the true point of beginning;
thence East along the South line of said Parcel No. 2, a distance of 131.14 feet;
thence South, 140.00 feet;
thence West, 276.14 feet;
thence North parallel with the West line of said Parcel No. 2, a distance of 250.00 feet;
thence East, 145.00 feet to the West line of said Parcel No. 2;
thence South, 110.00 feet to the true point of beginning.

EXCEPTING THEREFROM those portions thereof described as follows:

- (A) BEGINNING 15 feet East and 10 feet North of the Southwest corner thereof;
thence East parallel with the South line thereof, 45.59 feet;
thence North, 61.53 feet;
thence West parallel with said South line, 45.59 feet;
and thence South, 61.53 feet to the point of beginning.
- (B) BEGINNING 68.59 feet East and 10 feet North of the Southwest corner thereof;
thence East parallel with the South line thereof, 66.26 feet;
thence North, 46.50 feet;
thence West parallel with said South line, 66.26 feet;
thence South, 46.50 feet to the point of beginning.
- (C) BEGINNING 79.53 feet North and 15 feet East of the Southwest corner thereof;
thence East parallel with the South line thereof, 48 feet;
thence North, 68 feet;
thence West parallel with said line, 48 feet;
and thence South parallel with said West line, 68 feet to the point of beginning.
- (D) BEGINNING 142.85 feet East and 10 feet North of the Southwest corner thereof;
thence East parallel with the South line thereof, 107 feet;
thence North, 46.50 feet;
thence West parallel with said South line, 107 feet;
thence South, 46.50 feet to the point of beginning.

continued ...

DESCRIPTION CONTINUED

PARCEL THREE

A non-exclusive right of way for ingress and egress over a strip of land 40 feet wide, the South line of which begins 26 feet South of the true point of beginning in Parcel Two above described, and runs thence East parallel with the South line of Parcel No. 2 referred to in Parcel Two above, 417.14 feet, to the Southerly extension of the East line of said Parcel No. 2 referred to in Parcel Two.

EXCEPTING the portion which lies within Parcel Two above.

PARCEL FOUR

A non-exclusive right of way for ingress and egress 60 feet wide, the East line of which begins at the Northeast corner of the right of way described in Parcel Three above, and runs thence North, 316 feet to the Westerly extension of the South line of Lot 16 of Sunnyville as shown on the Map of said Sunnyville on file in the Recorder's Office of Humboldt County in Book 13 of Maps at Page 50.

A.P. No. 202-082-007