

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME GRISWOLD LASALLE
ATTN: MARIO U. ZAMORA.
ADDRESS 111 EAST SEVENTH STREET
CITY HANFORD
STATE & ZIP CALIFORNIA 93230

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 8th day of February, 2019, between

TULARE LOCAL HEALTHCARE DISTRICT, a local health care district of the State of California, herein called Trustor, whose address is 1255 N. Cherry #536, Tulare, California 93274,

STEWART TITLE OF CALIFORNIA, INC., a California Corporation, herein called Trustee, and

CITY OF TULARE, CALIFORNIA, a California incorporated city whose address is 411 East Kern Avenue, Tulare, California 93724.

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,** that property in Tulare County, California, described as:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (the "Property")

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by that certain Debtor-in-Possession Credit Agreement of even date herewith made by and between Trustor and Beneficiary (as it may be amended, restated, supplemented or otherwise modified from time to time, the "Credit Agreement"), in the maximum principal sum of \$9,000,000. 3. Prompt and complete payment and performance of the Obligations (as defined in the Credit Agreement) when due (whether at stated maturity, by acceleration or otherwise) 4. Payment of such further sums as the then record owner of said Property may borrow from Beneficiary, when evidenced by another note (or notes) or other instrument reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961 and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said Property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Imperial	1091	501	Modoc	184	851	San Francisco	A332	905
Alpine	1	250	Inyo	147	598	Mono	52	429	San Joaquin	2470311	
Amador	104	348	Kern	3427	60	Monterey	2194	538	San Luis Obispo	115112	Sutter 572
Butte	1145	1	Kings	792	833	Napa	639	86	San Mateo	4078420	Tehama 401
Calaveras	145	152	Lake	362	39	Nevada	305	320	Santa Barbara	1878860	Trinity 93
Colusa	296	617	Lassen	171	471	Orange	5889	611	Santa Clara	5336341	Tulare 2294
Contra Costa	3978	47	Los Angeles	T2055	899	Placer	895	301	Santa Cruz	1431494	Tuolumne 135
Del Norte	78	414	Madera	810	170	Plumas	151	5	Shasta	684	528
El Dorado	568	456	Marin	1508	339	Riverside	3005	523	San Diego	Series 2 Book 1961, Page 183887	
Fresno	4626	572	Mariposa	77	292	Sacramento	4331	62	Sierra	29	335
Glenn	422	184	Mendocino	579	530	San Benito	271	383	Siskiyou	468	181
Humboldt	657	527	Merced	1547	538	San Bernardino	5567	61	Solano	1105182	Yolo 653
										Yuba	334
											486

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length (the "Incorporated Provisions"); that Trustor will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The Addendum attached hereto (and incorporated by this reference herein) contains other terms and conditions of this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to Trustor at Trustor's address hereinbefore set forth.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Trustor has caused this Deed of Trust to be executed as of the day and year first written above.

TRUSTOR:

TULARE LOCAL HEALTHCARE DISTRICT,
a local health care district of the State of California

By: _____
Name:
Title:

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.

CALIFORNIA ACKNOWLEDGEMENT

STATE OF CALIFORNIA } ss:
COUNTY OF _____

On _____, before me, _____, a
Notary Public, personally appeared _____,
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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

**Addendum to Short Form Deed of Trust and Assignment of Rents
from
Tulare Local Healthcare District
for the benefit of
City of Tulare, California**

(15) Notwithstanding anything in Incorporated Provision paragraph (10) or otherwise in this Deed of Trust to the contrary, Beneficiary shall not have the rights described in such paragraph with respect to the collection of rents, issues and profits following the occurrence of a default by Trustor unless and until Beneficiary shall have sold, or caused to be sold, the Property in accordance with Incorporated Provision paragraph (11).

Exhibit A
to Short Form Deed of Trust and Assignment of Rents
from
Tulare Local Healthcare District
for the benefit of
City of Tulare, California

Legal Description of the Property

Evolutions Property

PARCEL 1 OF PARCEL MAP NO. 4531, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED AUGUST 23, 2002 IN BOOK 46, PAGE 36 OF PARCEL MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF OF ALL THE MINERALS, GAS, OILS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND, TOGETHER WITH ALL RIGHTS INCIDENTAL TO THE DEVELOPMENT OF SAME, AS EXCEPTED IN THE DEED FROM SECURITY-FIRST NATIONAL BANK OF LOS ANGELES, A NATIONAL BANKING ASSOCIATION, TO C. E. SWEARINGEN AND CLARA B. SWEARINGEN, HUSBAND AND WIFE, DATED SEPTEMBER 29, 1936, RECORDED NOVEMBER 30, 1936 IN BOOK 704, PAGE 316 OF OFFICIAL RECORDS AND THE REMAINDER OF PARCEL MAP 4531 IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED AUGUST 23, 2002 IN BOOK 46, PAGE 36 OF PARCEL MAPS, TULARE COUNTY RECORDS (APN 171-300-016).

APN: 171-300-015

Cottages Property

PARCEL 1:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 0° 05' 45" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 449.94 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE MOUNTAIN VIEW TRACT, AS PER MAP RECORDED IN VOLUME 21, PAGE 64 OF MAPS, TULARE COUNTY RECORDS; THENCE SOUTH 88° 54' 45" WEST ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE, 125 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE LAND CONVEYED TO CYRIL H. JOHNSON AND LUCY JANE JOHNSON, HIS WIFE, BY DEED DATED JULY 22, 1954, RECORDED IN BOOK 1773, PAGE 332 OFFICIAL RECORDS; THENCE NORTH 0° 05' 45" WEST ALONG THE WEST LINE OF THE LAND SO CONVEYED, 180 FEET TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF THE LAND SO CONVEYED, 68 FEET; THENCE SOUTH 0° 05' 45" EAST, 180 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID MOUNTAIN VIEW TRACT; THENCE EAST ALONG SAID NORTH LINE, 68 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF PARCEL B OF RESOLUTION NO. 09-22 VACATING A PORTION OF TERRACE AVENUE LYING ADJACENT TO SAID PARCEL ON THE SOUTH, RECORDED APRIL 14, 2009, AS INSTRUMENT NO. 2009-0021887, OF OFFICIAL RECORDS.

APN: 170-092-003

(Appurtenant Easement)

EASEMENTS OVER THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 24 EAST MOUNT DIABLO BASE AND
036894-000000 5643978.1
US-DOCS\102189946.3

MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE A STAKE IS DRIVEN 5 CHAINS EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE RUNNING EASTERLY 5 CHAINS; THENCE NORTHERLY 450 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY 210 FEET TO A POINT; THENCE WESTERLY 125 FEET; THENCE SOUTHERLY PARALLEL TO THE FIRST COURSE OF THE LAND BEING DESCRIBED 210 FEET; THENCE EAST 125 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF, AS FOLLOWS:

A) A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES 18 FEET WIDE, THE CENTER LINE OF WHICH BEGINS AT A POINT ON THE LAST LINE OF THE LAST DESCRIBED REAL PROPERTY, 31 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUNNING WESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID LAST DESCRIBED REAL PROPERTY TO THE WESTERLY LINE THEREOF.

B) A NON-EXCLUSIVE EASEMENT FOR A WALKWAY 4 FEET WIDE, THE CENTER LINE OF WHICH BEGINS AT A POINT ON THE EAST LINE OF THE LAST DESCRIBED REAL PROPERTY, 46 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE RUNNING WESTERLY TO THE WESTERLY LINE OF THE LAST DESCRIBED REAL PROPERTY.

C) A NON-EXCLUSIVE EASEMENT OVER THE NORTH 3 FEET OF THE LAST DESCRIBED REAL PROPERTY FOR A SEWER LINE AND FOR A WATER LINE.

PARCEL 2:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE A STAKE IS DRIVEN 5 CHAINS EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE RUNNING EASTERLY 5 CHAINS; THENCE NORTHERLY, 450 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY, 210 FEET TO A POINT; THENCE WESTERLY, 125 FEET; THENCE SOUTHERLY, PARALLEL TO THE FIRST COURSE OF THE LAND BEING DESCRIBED, 210 FEET; THENCE EAST, 125 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF.

TOGETHER WITH THAT PORTION OF PARCEL B OF RESOLUTION NO. 09-22 VACATING A PORTION OF TERRACE AVENUE LYING ADJACENT TO SAID PARCEL ON THE SOUTH, RECORDED APRIL 14, 2009, AS INSTRUMENT NO. 2009-0021887, OF OFFICIAL RECORDS.

APN: 170-092-004

PARCEL 3:

THE SOUTH 72 FEET OF LOT 2 OF TERRACE GARDEN SUBDIVISION, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 21, PAGE 95 OF MAPS, TULARE COUNTY RECORDS.

APN: 170-072-020 (PORTION)

PARCEL 4:

LOTS 3 AND 4 OF TERRACE GARDEN SUBDIVISION, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 21, PAGE 95 OF MAPS, TULARE COUNTY RECORDS.

APN: 170-072-020 (PORTION)

PARCEL 5:

LOT 2 OF TERRACE GARDEN SUBDIVISION, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 21, PAGE 95 OF MAPS, TULARE COUNTY RECORDS.

EXCEPTING THEREFROM THE NORTHERLY 10 FEET THEREOF.

ALSO EXCEPTING THE SOUTH 72 FEET THEREOF.

APN: 170-072-020 (PORTION)

PARCEL 6:

LOT 7 OF CHERRY PARK ESTATES, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 94 OF MAPS, TULARE COUNTY RECORDS.

APN: 170-322-034 (PORTION)

PARCEL 7:

LOT 5 OF CHERRY PARK ESTATES, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 94 OF MAPS, TULARE COUNTY RECORDS.

APN: 170-322-034 (PORTION)

PARCEL 8:

LOT 1 AND THE NORTHERLY 10 FEET OF LOT 2 OF TERRACE GARDEN SUBDIVISION, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 21, PAGE 95 OF MAPS, TULARE COUNTY RECORDS.

APN: 170-072-002

PARCEL 9:

LOTS 2 AND 3 AND A PORTION OF LOT 4 OF TULARE MEDICAL CENTER UNIT NO. 2, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 28 OF MAPS, TULARE COUNTY RECORDS.

APN: 170-340-038

PARCEL 10:

LOT 8 OF CHERRY PARK ESTATES, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE 94 OF MAPS, TULARE COUNTY RECORDS.

APN: 170-322-020