

RECEIVED

MAY 28 2019

Department of Water Resources
Eastern RegionSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Notice of Security Interest in a Water Right**
and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)

Attach pages with additional information. Incomplete forms will be returned.

1. Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
35-13433 <i>OK</i>			
35-13435 <i>OK</i>			
35-2581 <i>OK</i>			

2. The following
- REQUIRED**
- information must be submitted with this form:

- A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**
- B) A **FEE of \$25.00 per** water right or adjudication claim.

3. Name and Mailing Address of Person or Company Holding Security Interest

Rabo AgriFinance LLC970 Pier View Drive, Suite BIdaho Falls, ID 83402Phone 208-552-6302Email andy.line@raboag.com

4. Name of Water Right Owner/Claimant(s)

Big J Farms LLC & Jag Farms LLC

5. Expiration Date of Notification Period

July 1, 2038

6. Is this a Renewal of Request for Notification?

☐ YES☒ NO

7. Signature(s) of Security Interest Holder(s)

Title, if applicable


Vice President**SUPPORT DATA****IN FILE #** 35-2581**For Office Use Only**Received by Date May 28, 2019Receipt No. E045021Fee \$75.-Processed by AJ Date 6/17/2019

WR _____

Date _____

WATER RIGHT REPORT

5/21/2019

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 35-13433

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BIG J FARMS LLC
Current Owner	JAG FARMS LLC
	3656 GEHRING RD
	AMERICAN FLS, ID 83211-5033
	2082265031
Original Owner	KEVIN F PETERSEN
	804 EISENHOWER ST
	AMERICAN FALLS, ID 83211
Security Interest	RABO AGRIFINANCE LLC
	400 COLUMBIA POINT DR STE 101
	RICHLAND, WA 99352

Priority Date: 10/14/1980

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>			
GROUND WATER				
<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	11/01	4.56 CFS	912 AFA
Total Diversion			4.56 CFS	

Location of Point(s) of Diversion:

GROUND WATER	SWSENE	Sec. 31	Township 06S	Range 29E	POWER County
GROUND WATER	SWSENW	Sec. 31	Township 06S	Range 29E	POWER County

Place(s) of use:

Place of Use Legal Description: IRRIGATION POWER County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
06S	29E	31	2	SWNW	33		SENE	33						
				NESW	33	3	NWSW	33	4	SWSW	33		SESW	33
07S	28E	1	1	NENE	30									

Total Acres: 228

Conditions of Approval:

1. X36 Right 35-13433 and 35-13435 are diverted through the points of diversion described above.
2. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates:

Licensed Date:

Decreed Date: 01/31/2002

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 120

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 4

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

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WATER RIGHT REPORT

5/21/2019

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 35-13435

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BIG J FARMS LLC
Current Owner	JAG FARMS LLC
	3656 GEHRING RD
	AMERICAN FLS, ID 83211-5033
	2082265031
Original Owner	KEVIN F PETERSEN
	804 EISENHOWER ST
	AMERICAN FALLS, ID 83211
Security Interest	RABO AGRIFINANCE LLC
	400 COLUMBIA POINT DR STE 101
	RICHLAND, WA 99352

Priority Date: 10/14/1980

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>			
GROUND WATER				
<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	11/01	3.65 CFS	844 AFA
Total Diversion			3.65 CFS	

Location of Point(s) of Diversion:

GROUND WATER	SWSENE	Sec. 31	Township 06S	Range 29E	POWER County
GROUND WATER	SWSENW	Sec. 31	Township 06S	Range 29E	POWER County

Place(s) of use:

Place of Use Legal Description: IRRIGATION POWER County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
06S	29E	31		SWNE	40		SENE	39						
				NESE	33		NWSE	33		SWSE	33		SESE	33

Total Acres: 211

Conditions of Approval:

1. X36 Right 35-13433 and 35-13435 are diverted through the points of diversion described above.
2. T19 Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as may be determined by the Snake River Basin Adjudication court at a point in time no later than the entry of the final unified decree.

Dates:

Licensed Date:

Decreed Date: 01/31/2002

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 120

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 4

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

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WATER RIGHT REPORT

5/21/2019

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 35-2581

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	BIG J FARMS LLC
Current Owner	JAG FARMS LLC 3656 GEHRING RD AMERICAN FLS, ID 83211-5033 2082265031
Original Owner	HENRY MAYER AMERICAN FALLS, ID
Original Owner	GLEE C MICHAELSON 2590 QUIGLEY RD AMERICAN FALLS, ID 83211 2082262029
Security Interest	RABO AGRIFINANCE LLC 14767 N OUTER 40 RD STE 400 CHESTERFIELD, MO 63017

Priority Date: 10/12/1959

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>			
GROUND WATER				
<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/01	10/31	4.45 CFS	1248 AFA
Total Diversion			4.45 CFS	

Location of Point(s) of Diversion:

GROUND WATER|SENE|Sec. 16|Township 07S|Range 29E|POWER County

Place(s) of use:

Place of Use Legal Description: IRRIGATION POWER County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
07S	29E	16		NESW	39		NWSW	39		SWSW	39		SESW	39
				NESE	39		NWSE	40		SWSE	38		SESE	39

Total Acres: 312

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. C05 RIGHT INCLUDES ACCOMPLISHED CHANGE IN PLACE OF USE PURSUANT TO SECTION 42-1425, IDAHO CODE.

Dates:

Licensed Date:

Decreed Date: 01/31/2002

Permit Proof Due Date:

Permit Proof Made Date:

Permit Approved Date:

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: AND

Water District Number: 120

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

Instrument # 212536

POWER COUNTY, IDAHO
 04-17-2018 10:19:18 AM No. of Pages: 24
 Recorded for: FIRST AMERICAN TITLE - POCATEL
 SHAREE SPRAGUE Fee: \$45.00
 Ex-Officio Recorder Deputy: maureen schelske
 Electronically Recorded by Simplifile

FA-673097

RECORDING REQUESTED BY
 AND WHEN RECORDED MAIL TO:

RABO AGRIFINANCE LLC
 14767 N. Outer 40 Rd., Suite 400
 Chesterfield, MO 63017
 Attn: Closing Department

TWIN FALLS COUNTY

RECORDED FOR:
 FIRST AMERICAN TITLE - TWIN F/
 11:58:20 AM 04-17-2018

2018005813

NO. PAGES 25 FEE: \$45.00
 KRISTINA GLASCOCK
 COUNTY CLERK

DEPUTY: JWD
 Electronically Recorded by Simplifile

Space above this line for Recorder's Use

Jag Farms MCA 2018

Real Estate Term Loan 1: 22109148
 Real Estate Term Loan 2: 22114581
 Real Estate Term Loan 3: 22114582

MORTGAGE ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

(Power and Twin Falls Counties, Idaho)

THIS MORTGAGE ALSO CONSTITUTES A FINANCING STATEMENT FILED AS A FIXTURE FILING UNDER THE UCC

This mortgage ("Mortgage") is dated as of April 3, 2018. It is by JAG FARMS, L.L.C., an Idaho limited liability company ("Jag Farms") and BIG J. FARMS, L.L.C., an Idaho limited liability company ("Big J Farms") (Jag Farms and Big J Farms are herein individually and collectively, "Grantor"), to and in favor of RABO AGRIFINANCE LLC, a Delaware limited liability company, as agent for itself and the other Secured Parties (defined herein) under the Collateral Agency Agreement (defined herein; and Rabo AgriFinance LLC, in that capacity, "Mortgagee").

RABO AGRIFINANCE LLC, a Delaware limited liability company, as Lender ("Lender") has agreed to make a loan in the original principal sum of \$10,660,000.00 to Borrower (as defined in the Facility Sheet(s)) under the terms and conditions of the Master Credit Agreement between Grantor and Lender dated April 3, 2018, as may be amended, modified, replaced, or supplemented from time to time (the "MCA"). Each capitalized term used in this Mortgage that is defined in the MCA and not defined in this Mortgage will have the meaning specified in the MCA. This Mortgage will be interpreted in accordance with the Drafting Conventions.

Grantor have or may also enter into certain derivatives transactions under Hedging Agreements with Swap Counterparties, under which Grantor has or may incur Hedging Obligations to Swap Counterparties.

The Loan Obligations (defined in the MCA) may be, from time to time, guaranteed by Guarantor under the terms and conditions of one or more guaranties in favor of Collateral Agent. The Hedging Obligations are guaranteed by Guarantor under the terms and conditions of the Hedging Agreements and/or a separate guaranty of the Hedging Obligations (the MCA, the Guaranty, and the Hedging Agreements and any separate guaranty of the Hedging Obligations are herein sometimes individually and collectively referred to as the "Debt Instrument").

Non-Obligor(s) have an economic interest in Borrower or will obtain some other material financial benefit as a result of Secured Parties' entering into the Secured Obligation Documents (defined herein). Secured Parties require that Non-Obligor execute this agreement as a condition of the Secured Obligation Documents.

TO SECURE repayment of the Indebtedness evidenced by the Note (defined herein) and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally grants, bargains, sells, and conveys to Mortgagee wherever located, whether now owned or hereafter acquired or arising, and, except as indicated, whether constituting real estate or personal property (collectively, the "Property"): (a) the real estate and any interest in the real estate located in Power and Twin Falls Counties, Idaho, and described in EXHIBIT A-1 and EXHIBIT A-2 (the "Land"); (b) all buildings, structures, improvements, fixtures, attachments, appliances, equipment, machinery and other articles now or hereafter erected on, affixed or attached to, or located in or on the Land, including all wells, watering and irrigation apparatus, pumps, motors, generators, pipes, center pivot irrigators and sprinklers, windmills, and fences (the "Improvements"); (c) all easements, rights-of-way and rights

Instrument # 212536

POWER COUNTY, IDAHO
04-17-2018 10:19:18 AM No. of Pages: 24
Recorded for: FIRST AMERICAN TITLE - POCATEL
SHARIE SPRAGUE Fee: \$45.00
Ex-Officio Recorder Deputy: maureen schelske
Electronically Recorded by Simplifile

FA-673097
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

RABO AGRIFINANCE LLC
14767 N. Outer 40 Rd., Suite 400
Chesterfield, MO 63017
Attn: Closing Department

Recorded Electronically	
ID	2018005813
County	Twin Falls
Date	4-17-18 Time 11:58
Simplifile.com 800.460.5657	

Space above this line for Recorder's Use

Jag Farms MCA 2018

Real Estate Term Loan 1: 22109148

Real Estate Term Loan 2: 22114581

Real Estate Term Loan 3: 22114582

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Recorded Electronically			
ID	2125316		
County	Power		
Date	4-17-18	Time	10:19
Simplifile.com 800.460.5657			

FA-673097

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

RABO AGRIFINANCE LLC
14767 N. Outer 40 Rd., Suite 400
Chesterfield, MO 63017
Attn: Closing Department

Space above this line for Recorder's Use

Jag Farms MCA 2018

Real Estate Term Loan 1: 22109148
Real Estate Term Loan 2: 22114581
Real Estate Term Loan 3: 22114582

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appurtenant to the Land or used in connection with the Land or as a means of access thereto; (d) the ground water on, under, pumped from or otherwise available to the Property or any drainage, retention, ditch, canal, reservoir, or other water rights, whether as a result of overlying groundwater rights, contractual rights, or otherwise and whether riparian, appropriative, or otherwise; the right to remove or extract any such ground water including any permits, rights or licenses granted by any Governmental Authority and any rights granted or created by any easement, covenant, agreement or contract with any Person; and any rights to which the Property or Grantor is entitled with respect to surface water, whether such rights are appropriative, riparian, prescriptive or otherwise and whether or not pursuant to historical use, contractual agreement, permit or other governmental authorization; any water right, water allocation for water not yet delivered, distribution right, delivery right, any proscriptive, contractual, easement or other rights necessary or convenient to convey any water to the Property, water storage right, or other water-related entitlement appurtenant to or otherwise applicable to the Property by virtue of the Property being situated within the boundaries of any governmental water district irrigation district or other local agency or within the boundaries of any private water company, mutual water company, or other non-governmental entity (collectively, "Water Rights"), including those rights, shares and other property described in EXHIBIT B; (e) all other tenements, hereditaments and appurtenances to the Land; (f) minerals, oil, gas, coal, metallic ores, other minerals and any other hydrocarbon substances, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and other interests and estates in, under and on the Land and other oil, gas, coal, metallic ores and any other mineral interests with which any of the foregoing interests or estates are pooled or unitized, including surface damage awards or settlements (the "Mineral Rights"); (g) timber now or hereafter standing or cut; (h) Leases, subleases, licenses, occupancy agreements, concessions and other agreements, granting a possessory interest in and to, or the right to extract, mine, reside in, sell, or use the Property (collectively, the "Leases"); (i) all utility contracts, maintenance agreements, management agreements, service contracts and other agreements directly related to the operation and maintenance of the Property; (j) all bushes, groves, trees, plants, vines or other plantings, upon or under the Land ("Plantings"); (k) any shares, or any rights under such shares, of any private water company, mutual water company, or other non-governmental entity pursuant to which Grantor or the Property may receive water (collectively, the "Water Stock"), including those rights and shares described in EXHIBIT B; (l) working drawings, instructional manuals, and rights in processes directly related to the operation of the Property; (m) other tangible personal property of every kind and description, whether stored on the Land or elsewhere, including all goods, materials, supplies, tools, books, records, chattels, furniture, machinery and equipment (except motor vehicles, trailers, and Planting, tillage and harvesting equipment rolling stock) or which is in all cases (i) directly related to the operation of the Property or acquired in connection with any construction or maintenance of the Land or the Improvements (ii) affixed or installed, or to be affixed or installed, in any manner on the Land or the Improvements; (n) all permits and licenses relating or pertaining to the use or enjoyment of the Property; (o) proceeds of and any unearned premiums on any insurance policies covering the Property, including the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property (the "Insurance Claims"); (p) all awards made for the taking by condemnation or the power of eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate (the "Condemnation Awards"); (q) money or other personal property of Grantor in addition to the foregoing deposited with or otherwise in Mortgagee's or Secured Parties' possession; (r) rights and interests under the Hedging Agreements, including all rights to the payment of money from Secured Parties under the Hedging Agreements; and all accounts, deposit accounts, and general intangibles, including payment intangibles, described in any of the Hedging Agreements; (s) the right, in the name and on behalf of Grantor, upon notice to Grantor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Mortgagee or Secured Parties in the Property; and (t) substitutions, replacements, additions, accessions and proceeds for or to any of the foregoing, and all books, records and files relating to any of the foregoing, including, without limitation, computer readable memory and data and any computer software or hardware reasonably necessary to access and process such memory and data.

1. **Secured Obligations.** Grantor makes the grant, conveyance, transfer and assignment above, makes the irrevocable and absolute assignment in Section 4, and grants the security interest under Section 5, to secure payment and performance of the following obligations (the "Secured Obligations") in any order of priority that Mortgagee may choose: (a) all Obligations (defined in the MCA), under one or more Facility Sheets(s) from time to time where Grantor is designated from time to time as Borrower, Guarantor or Non-Borrower, including (i) the Real Estate Term Loan Note dated January 14, 2016, from Grantor to Lender in the original principal amount of \$2,900,000.00; (ii) the Real Estate Term Loan 2 Note dated as of the date of this Mortgage, from Grantor to Lender in the original principal amount of \$3,600,000.00; (iii) the Real Estate Term Loan 3 Note dated as of the date of this Mortgage, from Grantor to Lender in the original principal amount of \$4,160,000.00 (Real Estate Term Loan Note, the Real Estate Term Loan 2 Note, and the Real Estate Term Loan 3 Note, together with all extensions, renewals,

modifications, substitutions and amendments thereof are herein collectively, the "Note"; (iv) all Hedging Obligations; and (v) all other indebtedness, liabilities and obligations of Grantor to Lender and the Swap Counterparties arising pursuant to any of the Transaction Documents, whether now existing or hereafter arising, whether direct, indirect, related, unrelated, fixed, contingent, liquidated, unliquidated, joint, several, or joint and several; (b) all obligations of Grantor under this Mortgage; (c) all obligations of Grantor to Lender, Coöperatieve Rabobank U.A., (trading as Rabobank), a foreign banking organization organized as a cooperative bank under the laws of The Netherlands ("Rabobank"), and/or Rabobank, N.A., a national banking association ("RNA"), or any other Affiliate of Lender (Lender, Rabobank and RNA, and any other Affiliate of Lender are herein individually and collectively, "Secured Parties"), whether now existing or hereafter incurred or created, whether voluntary or involuntary, whether obligatory or non-obligatory; whether due or not due, whether absolute or contingent, or whether incurred directly or acquired by assignment or otherwise, under the terms and conditions of any other written instrument or agreement executed by Grantor and which specifically recites that those obligations are secured by this Mortgage; and (d) any of the foregoing that arises after the filing of a petition by or against Grantor under an Insolvency Proceeding. All Persons who have or acquire an interest in the Property will be deemed to have received notice of, and will be bound by, the terms of the MCA, the other Transaction Documents, and each other agreement or instrument made or entered into in connection with each of the Secured Obligations (the Transaction Documents and those other agreements or instruments, the "Secured Obligation Documents"). These terms include any provisions in the Secured Obligation Documents which permit borrowing, repayment and reborrowing, or which provide that the rate of interest on one or more of the Secured Obligations may vary from time to time. This Mortgage does not secure any obligation which is unsecured pursuant to the express terms of the MCA or any other document, agreement or instrument. Without limitation of the foregoing, this Mortgage does not secure the indebtedness, liabilities and obligations of Guarantor as guarantor under the terms and conditions of the Guaranty or any other guaranty given by Guarantor to secure the Hedging Obligations.

2. **Future Secured Obligations.** The Secured Obligations include future advances made by Mortgagee or Secured Parties, at their option, and for any purpose, and all other future Secured Obligations. Those future advances and other future Secured Obligations are secured to the same extent as if made or incurred on the date of the execution of this Mortgage, and have priority as to third Persons with or without actual notice from the time this Mortgage is filed for record as provided by law. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time. The unpaid balance of any Revolving Line of Credit or Hedging Obligations secured by this Mortgage may at certain times be zero. This Mortgage will remain in full force and effect notwithstanding any zero balance. Grantor shall not file for record any notice limiting the maximum amount secured by this Mortgage (a "Maximum Amount Notice"). A Maximum Amount Notice will be an Event of Default (defined herein). Nothing in this Section 2 will constitute a commitment to make additional or future advances or enter into future derivatives transactions in any amount.

3. **Note Maturity Date.** The latest date on which any Note matures is July 1, 2038.

4. **Assignment.** Grantor irrevocably and unconditionally assigns to Mortgagee and grants Mortgagee a security interest in, the Leases; all rents and other benefits derived from the Leases, and all other issues, profits, royalties, bonuses, income and other benefits derived from or produced by the Real Estate, including but not limited to, any monies, proceeds, damages, judgments or payments in lieu thereof, received by or due to Grantor occasioned by any mineral or geothermal exploration, wind energy or drilling activity on or under the Real Estate, all prepaid rents, security deposits and other supporting obligations (the "Rents"). Mortgagee may collect Rents with or without taking possession of the Property. Mortgagee confers upon Grantor a license to collect and retain the Rents as they become due and payable, so long as there is no Event of Default (the "License"). If an Event of Default has occurred, Mortgagee may terminate the License without notice to or demand upon Grantor. Mortgagee, by its acceptance of this Mortgage does not assume any duty or obligation under the Leases. The acceptance by Mortgagee of the assignment of Leases and Rents and profits with all the rights, powers, privileges and authority so granted will not obligate Mortgagee to assume any obligations in respect of the Leases and Rents and profits or under the Leases, or take any action thereunder or to expend any money or incur any expense or perform or discharge any obligation, duty or liability in respect of the Leases and Rents and profits or under the Leases or to assume any obligation or responsibility for the nonperformance of the provisions thereof by Grantor.

5. **Grant of Security Interest.** This Mortgage is a security agreement under the Uniform Commercial Code in effect in the State of Idaho (the "UCC"); and Grantor grants Mortgagee a security interest in and pledges and assigns to Mortgagee all of Grantor's right, title and interest in the Property, to the extent characterized as personal property (the "Personalty"). The address of Grantor adjacent to its signature below is the mailing address of Grantor as debtor under the

UCC. The address for Mortgagee specified in Section 24 is the address for Mortgagee as secured party under the UCC. As used in this Mortgage, the term "lien" is synonymous with the term "lien and security interest."

6. **Warranty of Title.** Grantor represents and warrants that Grantor lawfully possesses and holds fee simple title to all of the Land and the Improvements; that Grantor has the right, power and authority to mortgage, grant, convey and assign the Property; and that the Property is unencumbered. Grantor covenants that Grantor will warrant and defend generally the title to, and ownership and possession of, the Property against all claims and demands. Grantor especially agrees and declares that the separate estate of each of them, whether vested, contingent or in expectancy, is hereby conveyed and shall be bound for the payment and performance of the Secured Obligations.

7. **Additional Representations.** Grantor represents to Mortgagee and Secured Parties that: (a) the Property does not represent the proceeds of unlawful activity under any state, federal or foreign law; (b) the Property includes all property and rights which may be reasonably necessary or desirable to enable Grantor to use, enjoy and operate the Land and the Improvements for the present uses thereof; (c) none of the Land or Improvements is subject to any Lien, offset or claim; (d) Grantor owns the Personalty free and clear of any security interests, reservations of title or conditional sales contracts, and there is no presently valid financing statement affecting the Personalty on file in any public office; (e) Grantor has title to, or (in the case of leased property) valid leasehold interests in, all of their properties and assets, real and personal, including the properties and assets and leasehold interests reflected in the Financial Information (other than any properties or assets disposed of in the ordinary course of business); (f) the legal name of Grantor is as appears in the first paragraph of this agreement; (g) Grantor has not used any trade name, assumed name or other name except Grantor's name stated in the first paragraph of this agreement; (h) if Grantor is anything other than a natural Person, it has complied with all Applicable Laws concerning its organization, existence and the transaction of its business, and is in existence and good standing in its state of organization and each state in which it conducts its business; (i) the execution, delivery and performance by Grantor of this Mortgage is within the powers and authority of Grantor and has been duly authorized; (j) to Grantor's knowledge, this Mortgage does not conflict with any Applicable Law; (k) this Mortgage is a legal, valid and binding agreement of Grantor, enforceable against Grantor in accordance with its terms, and any instrument or agreement required hereunder, when executed and delivered, will be similarly legal, valid, binding and enforceable; (l) there has been no Material Adverse Effect as to Grantor since the effective date the Financial Information was provided to Mortgagee or Secured Parties; (m) there is no lawsuit, tax claim or other dispute pending or to Grantor's knowledge threatened against Grantor or the Property that, if determined adverse to Grantor, is reasonably likely to have a Material Adverse Effect; (n) Grantor is not the subject of any Judgment; (o) this Mortgage does not conflict with, nor is Grantor in default on any credit agreement, indenture, purchase agreement, guaranty, capital lease, or other investment, agreement, or arrangement presently in effect providing for or relating to extensions of credit in respect of which Grantor is in any manner directly or contingently obligated; (p) Grantor has filed all tax returns (federal, state, and local) required to be filed and has paid all taxes, assessments, and governmental charges and levies thereon, including interest and penalties; (q) before signing this Mortgage, Grantor researched, to the satisfaction of Grantor, and inquired into the previous uses and ownership of the Real Estate, and based on that due diligence, to the best of Grantor's knowledge, no Hazardous Substance has been disposed of or released or otherwise exists in, on, under or onto the Real Estate, except as Grantor has disclosed to Mortgagee or Secured Parties in the Environmental Information; (r) Grantor has complied with all current and future laws, regulations and ordinances or other requirements of any Governmental Authority relating to or imposing liability or standards of conduct concerning protection of health or the environment or Hazardous Substances ("Environmental Laws"); (s) Grantor has not received any notices of violations of any Applicable Laws (including Environmental Laws); and Grantor is in compliance with all Applicable Laws; (t) there are no claims, actions, proceedings or investigations pending or threatened against Grantor or affecting the Property with respect to any violations of Applicable Laws; (u) Grantor's place of business, or its chief executive office, if it has more than one place of business, is located at the address specified below; and (v) unless otherwise disclosed to Mortgagee, Grantor is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code of 1986; and there is no Event of Default or event which, with notice or lapse of time would be an Event of Default.

8. **Information Accurate and Complete.** All financial statements and other reports, documents, instruments, information and forms of evidence which have been delivered to Mortgagee or Secured Parties concerning Grantor, or the Property (the financial and other information supplied or to be supplied to Mortgagee or Secured Parties in connection with this Mortgage is herein referred to as the "Financial Information"), are accurate, correct and sufficiently complete in all material respects to provide Mortgagee and Secured Parties true and accurate knowledge of their subject matter, including, without limitation, all material contingent liabilities. Grantor's submission of any Financial Information or other report, record or

information pertaining to the condition or operations, financial or otherwise, of Grantor, from time to time, whether or not required under this Mortgage, will be deemed accompanied by a representation by Grantor that the Financial Information or other report, record or information is complete and accurate in all material respects as to the condition or operations of Grantor (and, if applicable, Grantor's Subsidiaries, Affiliates, partners, shareholders, members, or other principals), including, without limitation, all material contingent liabilities and Grantor's business or organizational structure.

9. **Performance of Secured Obligations.** Grantor shall promptly pay and perform each Secured Obligation in accordance with its terms.

10. **Maintenance and Preservation of Property.** Grantor shall: (a) immediately discharge any Lien on the Property which Mortgagee has not consented to in writing, and shall also pay when due each obligation secured by or reducible to a Lien which now or hereafter encumbers or appears to encumber all or part of the Property, whether the Lien is or would be senior or subordinate to this Mortgage; (b) not alter, remove or demolish any portion of the Improvements, except as permitted or required by the MCA; (c) maintain (or cause to be maintained) all policies of insurance required under the MCA and pay (or cause payment of) all premiums for that insurance on or prior to the date when due; (d) promptly and completely repair and/or restore any portion of the Property which becomes damaged or destroyed, in a good and workmanlike manner in accordance with sound building practices, whether or not Grantor has received the proceeds of any Insurance Claim; (e) not commit or allow any waste of the Property, nor do or suffer to be done any act whereby the value of any part of the Property may be lessened; (f) not initiate or allow any change in any zoning or other land use classification which affects the Property or any part of it, except as permitted or required by the MCA; (g) if the Land is agricultural, keep the Property in good condition and repair; operate the Property, whether improved pastures, orchards, grazing, timber, or crop lands, in a good and husbandman like manner in accordance with accepted principles of sound agricultural and forestry practices; take all reasonable precautions to control wind and water erosion; fertilize improved pastures, if any, where necessary to maintain a good stand of desirable grasses; protect orchards and timber, if any, by reasonable precautions against loss or damage by fire including the maintenance of appropriate fire breaks; and neither to remove nor permit the removal of any timber, buildings, oil, gas, mineral, stone, rock, clay, fertilizer, gravel or top soil without the prior written consent of Mortgagee; (h) complete appropriation and all other requirements, if any, necessary to obtain the issuance of any license or water permit issued to Grantor, and take all other steps required or advisable for purposes of perfecting and maintaining in good status all other Water Rights; (i) not bring or keep any article on the Property or cause or allow any condition to exist on it, if that could invalidate or would be prohibited by any insurance coverage required to be maintained by Grantor on the Property or any part of it under this Mortgage; and (j) perform all other acts which from the character or use of the Property may be reasonably necessary to maintain and preserve its value and utility.

11. **Compliance with Applicable Law** Grantor shall not commit or allow any act upon or use of the Property which would violate any Applicable Law, whether now existing or later to be enacted and whether foreseen or unforeseen, or any public or private covenant, condition, restriction or equitable servitude affecting the Property;

12. **Taxes and Assessments.** Grantor shall pay (a) prior to delinquency, all taxes, levies, charges and assessments, including all ditch, canal, reservoir or other water charges, and assessments on appurtenant Water Stock, imposed by Applicable Law or any public or quasi-public authority or utility company which are (or if not paid, may become) a Lien on all or part of the Property or any interest in it, or which may cause any decrease in the value of the Property or any part of it (individually and collectively "Impositions"); (b) any and all intangible taxes and documentary stamp taxes determined at any time to be due on or as a result of the Secured Obligations, this Mortgage or any other Transaction Documents, together with any and all interest and penalties thereon; and (c) taxes, levies, charges and assessments on Mortgagee's or Secured Parties' interest therein or upon this Mortgage or the Secured Obligations (collectively, "Mortgage Taxes"); except that if the amount of Mortgage Taxes exceeds the Maximum Rate, Grantor will not be required to pay any such excess. If after the date of this Mortgage, the State of Idaho passes any law deducting from the value of Land for the purpose of taxation any Lien thereon, or changing in any way the laws for the taxation of Mortgages or debts secured by Mortgage for state or local purposes, or the manner of the collection of any such taxes, so as to affect this Mortgage, then within 180 days after notice by Mortgagee to Grantor, Grantor shall pay all Secured Obligations. Notwithstanding the foregoing provisions of this section, Grantor may, at its expense, contest the validity or application of any Imposition by appropriate legal proceedings promptly initiated and conducted in good faith and with due diligence, provided that Mortgagee is satisfied that neither the Property nor any part thereof or interest therein will be at risk of being sold, forfeited, or lost as a result of such contest, and Grantor has posted a bond equal to 115% of the contested amount or furnished such other security required from time to time by Mortgagee for purposes of payment of the contested amount.

13. **Damages and Insurance and Condemnation Proceeds.** Mortgagee may, at its option, (a) in its own name appear in or prosecute any action or proceeding to enforce any cause of action based on warranty, or for damage, injury or loss to all or part of the Property, and it may make any compromise or settlement of the action or proceeding; (b) participate in any action or proceeding relating to any Condemnation Award; and (c) join Grantor in adjusting any Insurance Claim. All insurance proceeds, Condemnation Awards, and proceeds of any other claim based on warranty, or for damage, injury or loss to the Property which Grantor may receive or be entitled to must be paid to Mortgagee. In each instance, Mortgagee may apply those proceeds first toward reimbursement of all of Mortgagee's costs and expenses of recovering the proceeds or Condemnation Award, including Legal Fees. The balance shall, at Mortgagee's option, be applied to pay or Prepay some or all of the Secured Obligations in such order and proportions as it may choose. GRANTOR HEREBY SPECIFICALLY, UNCONDITIONALLY AND IRREVOCABLY WAIVES ALL RIGHTS OF A PROPERTY OWNER WHICH PROVIDE FOR ALLOCATION OF CONDEMNATION PROCEEDS BETWEEN A PROPERTY OWNER AND A LIENHOLDER, AND ANY OTHER LAW OR SUCCESSOR STATUTE OF SIMILAR IMPORT.

14. **Site Visits, Observation and Testing.** Mortgagee and its agents and representatives may enter and visit the Property at any reasonable time for the purposes of observing it, performing Appraisals, taking and removing soil or groundwater samples, and conducting tests on any part of it, as provided in the MCA, and otherwise to determine Grantor's compliance with this Mortgage.

15. **Defense and Notice of Claims and Actions.** At Grantor's sole expense, Grantor shall protect, preserve and defend the Property and title to and right of possession of the Property, and the security of this Mortgage and the rights and powers of Mortgagee created under it, against all adverse claims. Grantor must give Mortgagee prompt notice in writing if any claim is asserted which does or could affect any of these matters, or if any action or proceeding is commenced which alleges or relates to any such claim.

16. **Prohibited Transfers.** Grantor agrees that a material factor in Secured Parties' decision to enter into the Secured Obligation Documents is the expertise, financial status and other characteristics of Grantor or Borrower. Grantor or Borrower shall not make or permit any Prohibited Transfer. Upon any Prohibited Transfer Mortgagee may declare all Secured Obligations to be due and payable immediately. "Prohibited Transfer" means: (a) any sale, contract to sell, conveyance, encumbrance, pledge, mortgage, lease of the Property to or for the benefit of a Person not the original Grantor under this instrument, and not expressly permitted under this instrument or the other Secured Obligation Documents, or other transfer of all or any material part of the Property or any interest in it, including any transfer of Mineral Rights, Water Rights, or Water Stock, whether voluntary, involuntary, by operation of law or otherwise; (b) if Grantor or Borrower is a corporation, any transfer or transfers of shares of the voting power or the direct or indirect beneficial ownership of Grantor; (c) if Grantor or Borrower is a partnership, withdrawal or removal of any general partner, dissolution of the partnership under Applicable Law, or any transfer or transfers of the partnership interests; (d) if Grantor or Borrower is a limited liability company, withdrawal or removal of any managing member, termination of the limited liability company or any transfer or transfers of the voting power or the ownership of the economic interest in the Grantor or Borrower; or (e) if Grantor or Borrower is a trust, withdrawal or removal of any trustee or revocation of the trust.

17. **Compensation and Reimbursement of Costs and Expenses.** Grantor shall pay (a) fees in the maximum amounts legally permitted, or reasonable fees as may be charged by Mortgagee when the law provides no maximum limit, for any services that Mortgagee may render in connection with this Mortgage, including Mortgagee's providing a statement; (b) all of Mortgagee's costs and expenses which may be incurred in rendering any such services; and (c) all costs, expenses and other advances which may be incurred or made by Mortgagee in any efforts to enforce any terms of this Mortgage or protect the Property, including any rights or remedies afforded to Mortgagee under Section 20, including but not limited to Appraisals, inspections, insurance premiums, and prevention of waste, whether any lawsuit is filed or not, including any bankruptcy or other voluntary or involuntary proceeding, in or out of court, for the Adjustment of debtor-creditor relationships, or in defending any action or proceeding arising under or relating to this Mortgage, including attorneys' fees and other legal costs, costs of any Foreclosure Sale (defined herein) and any cost of evidence of title. If Mortgagee chooses to dispose of Property through more than one Foreclosure Sale, Grantor must pay all costs, expenses or other advances that may be incurred or made by Mortgagee in each of those Foreclosure Sales. GRANTOR SHALL INDEMNIFY MORTGAGEE AND SECURED PARTIES AGAINST AND SHALL HOLD THEM HARMLESS FROM ALL LOSSES, DAMAGES, LIABILITIES, CLAIMS, CAUSES OF ACTION, JUDGMENTS, COURT COSTS, ATTORNEYS' FEES AND OTHER LEGAL EXPENSES, COST OF EVIDENCE OF TITLE, COST OF EVIDENCE OF VALUE, AND OTHER COSTS AND EXPENSES WHICH EITHER MAY SUFFER OR INCUR: (A) IN

PERFORMING ANY ACT REQUIRED OR PERMITTED BY THIS MORTGAGE OR ANY OF THE OTHER SECURED OBLIGATION DOCUMENTS OR BY LAW; (B) BECAUSE OF ANY FAILURE OF GRANTOR TO PAY OR PERFORM ANY OF THE SECURED OBLIGATIONS; OR (C) BECAUSE OF ANY ALLEGED OBLIGATION OF OR UNDERTAKING BY MORTGAGEE OR SECURED PARTIES TO PERFORM OR DISCHARGE ANY OF THE REPRESENTATIONS, WARRANTIES, CONDITIONS, COVENANTS OR OTHER OBLIGATIONS IN ANY DOCUMENT RELATING TO THE PROPERTY (OTHER THAN SUCH WARRANTIES, CONDITIONS, COVENANTS OR OTHER OBLIGATIONS IN THE SECURED OBLIGATION DOCUMENTS). THIS AGREEMENT BY GRANTOR TO INDEMNIFY MORTGAGEE AND SECURED PARTIES SURVIVES THE RELEASE AND CANCELLATION OF ANY OR ALL OF THE SECURED OBLIGATIONS AND THE FULL OR PARTIAL RELEASE AND/OR RECONVEYANCE OF THIS MORTGAGE.

18. Payments Due under this Mortgage. Grantor must pay all obligations to pay money arising under this Mortgage immediately upon demand by Mortgagee or Secured Parties. Each such obligation shall bear interest from the date the obligation arises at the Default Rate.

19. Events of Default. The following each shall be an event of default under this Mortgage (an "Event of Default"): (a) an Event of Default under the MCA, including a default termination event or other similar event under any Hedging Agreement which is not cured within any grace or cure period specified therein, if any; (b) a Prohibited Transfer; (c) the Financial Information or any representation in this Mortgage is materially incorrect or materially misleading; (d) the filing of any notice limiting the maximum amount secured by this Mortgage to a sum less than the Maximum Amount Secured as specified herein, or if no such amount is specified, to any amount; (e) for more than ten days after notice from Mortgagee, Grantor is in default under any term, covenant or condition of this Mortgage not previously described in this Section 19, which can be cured by the payment of a sum of money; or (f) for 30 days after notice from Mortgagee or Secured Parties, Grantor is in default under any term, covenant or condition of this Mortgage not previously described in this Section 19; provided that if (i) it is reasonably certain that the default cannot be cured by Grantor within that 30 day period and (ii) Grantor has commenced curing that default within that 30 day period and thereafter diligently and expeditiously proceeds to cure that default, then that 30 day period shall be extended for so long as reasonably required by Grantor in the exercise of due diligence to cure that default, up to a maximum of 90 days after the notice to Grantor of the Event of Default.

20. Remedies. At any time after an Event of Default, Secured Parties or Mortgagee may (a) declare any or all of the Secured Obligations to be due and payable immediately; (b) cure any breach or default of Grantor; (c) may, to the extent permitted by Applicable Law, make an ex parte application to any court of competent jurisdiction, and obtain appointment of, a receiver, trustee, liquidator or conservator of the Property, without notice, without giving bond, and without regard for the adequacy of the security for the Secured Obligations and without regard for the solvency of Borrower, any Guarantor, or of any Person liable for the payment of the Secured Obligations; (d) in person, by agent or by court-appointed receiver, enter, take possession of, manage and operate all or any part of the Property; (e) exercise any or all of the remedies granted to a secured party under the UCC; (f) bring an action in any court of competent jurisdiction to foreclose this Mortgage or to obtain specific enforcement of any of the Covenants or agreements of this Mortgage; and (g) do any and all other things in connection with those actions that Mortgagee may consider necessary and appropriate to protect the security of this Mortgage. GRANTOR HEREBY IRREVOCABLY CONSTITUTES AND APPOINTS MORTGAGEE AS GRANTOR'S ATTORNEY-IN-FACT TO PERFORM SUCH ACTS AND EXECUTE SUCH DOCUMENTS AS MORTGAGEE CONSIDERS APPROPRIATE IN CONNECTION WITH TAKING THESE MEASURES, INCLUDING ENDORSEMENT OF GRANTOR'S NAME ON ANY INSTRUMENTS. GRANTOR HEREBY WAIVES NOTICE OF THE APPLICATION FOR, AND CONSENTS TO THE APPOINTMENT OF A RECEIVER, TRUSTEE, LIQUIDATOR OR CONSERVATOR OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION; AND AGREES TO NOT OPPOSE SUCH APPOINTMENT. Notwithstanding the foregoing, in no event will Mortgagee or Secured Parties have any obligation to take any of the actions set forth in this Section 20. Mortgagee shall not be considered to have accepted any property other than cash or immediately available funds in satisfaction of any obligation of Grantor to Mortgagee, unless Mortgagee has given express written notice of its election of that remedy. The proceeds of any receivership shall be applied by the receiver toward the payment of the Secured Obligations or toward the payment of such part of any Judgment thereupon which remains unsatisfied after the sale of the Property. The receiver may make repairs and keep the Property in good condition and repair pending a sale, and pay all taxes and assessments accrued or accruing or redeem from sales therefore, pay all premiums of insurance required under this Mortgage, and pay all other charges as herein provided.

21. **Sales of Property.** Mortgagee may elect to treat as Personalty any Property which is intangible or which can be severed from the Land or Improvements without causing structural damage. Mortgagee may dispose of any Personalty separately from the sale of real property, in any manner permitted by the UCC or any other Applicable Law. Any proceeds of any such disposition shall not cure any Event of Default or reinstate any Secured Obligation. Mortgagee may choose to dispose of some or all of the Property which consists solely of real property in any manner then permitted by Applicable Law. To the extent permitted by Applicable Law, Mortgagee may also or alternatively choose to dispose of some or all of the Property, in any combination consisting of both real and personal property, together in one sale to be held in accordance with the law and procedures applicable to real property, as permitted by the UCC. Grantor agrees that such a sale of Personalty together with real property constitutes a commercially reasonable sale of the personal property. If the Land is located in more than one county, then to the extent permitted by Applicable Law, a judicial or non-judicial foreclosure sale of the Property may be maintained in any one or more of those counties. If the Property consists of more than one lot, parcel or item of property, Mortgagee may: (i) designate the order in which the lots, parcels and/or items shall be sold or disposed of or offered for sale or disposition; and (ii) elect to dispose of the lots, parcels and/or items through a single consolidated sale or disposition to be held or made in connection with judicial proceedings, or by virtue of a Judgment and decree of foreclosure and sale; or through two or more such sales or dispositions; or in any other manner (including a Non-Judicial Foreclosure Sale) Mortgagee may deem to be in its best interests (any such sale or disposition, a "Foreclosure Sale;" any two or more, "Foreclosure Sales"). If it chooses to have more than one Foreclosure Sale, Mortgagee at its option may cause the Foreclosure Sales to be held simultaneously or successively, on the same day, or on such different days and at such different times and in such order as it may deem to be in its best interests. No Foreclosure Sale will terminate or affect the Lien of this Mortgage on any part of the Property which has not been sold, until all of the Secured Obligations have been paid in full. At any Foreclosure Sale, any person, including Grantor, Mortgagee or Secured Parties, may bid for and acquire the Property or any part of it to the extent permitted by then Applicable Law. Instead of paying cash for that property, Mortgagee or Secured Parties may settle for the purchase price by crediting the sales price of the Property against the Secured Obligations, unless Applicable Law mandates a specific order of application, in which event payments and collections will be applied as mandated by Applicable Law. Any such credit, and all other proceeds of any event Foreclosure Sale shall be applied to the Secured Obligations in any order Mortgagee may choose.

22. **Additional Rights.** In addition to the rights and powers given to Mortgagee under this Mortgage, Mortgagee shall have all such other rights both in law and equity for collection of the indebtedness secured hereby as it would have but for this Mortgage.

23. **Guarantor and/or Non-Obligor Provisions.** (a) Guarantor and/or Non-Obligor authorize Mortgagee and Secured Parties to perform any of the following acts at any time, all without notice to Guarantor and/or Non-Obligor and without affecting the rights of Mortgagee or Secured Parties or the obligations of Guarantor and/or Non-Obligor under this Mortgage: (i) alter any terms of the MCA or any part of it, including renewing, compromising, extending or accelerating, or otherwise changing the time for payment of, or increasing or decreasing the rate of interest on, the MCA or any part of it; (ii) take and hold security for the MCA, accept additional or substituted security for the MCA, and subordinate, exchange, enforce, waive, release, compromise, fail to perfect, sell or otherwise dispose of any such security; (iii) apply any security now or later held for the MCA in any order that Mortgagee and Secured Parties may choose, and may direct the order and manner of any sale of all or any part of it and bid at any such sale; (iv) release Obligor/Borrower of its liability for the MCA or any part of it; (v) substitute, add or release any one or more guarantors or endorsers of the MCA; and (vi) extend other credit to Obligor/Borrower, and may take and hold security for the credit so extended, whether or not such security also secures the MCA.

(b) Guarantor and/or Non-Obligor waive: (i) any right to require Mortgagee or Secured Parties to proceed against Obligor/Borrower, proceed against or exhaust any security held from Obligor/Borrower, or pursue any other remedy in Mortgagee's and Secured Parties power to pursue; (ii) any defense based on any legal disability of Obligor/Borrower, any discharge or limitation of the liability of Obligor/Borrower to Mortgagee or Secured Parties, whether consensual or arising by operation of law or any bankruptcy, reorganization, receivership, insolvency, or debtor-relief proceeding, or from any other cause, or any claim that the obligations of Guarantor and/or Non-Obligor exceed or are more burdensome than those of Obligor/Borrower; (iii) all presentments, demands for performance, notices of nonperformance, protests, notices of protest, notices of dishonor, notices of acceptance of this Mortgage and of the existence, creation, or incurring of new or additional indebtedness of Obligor/Borrower, and demands and notices of every kind; (iv) any defense based on or arising out of any defense that Obligor/Borrower may have to the payment or performance of the MCA or any part of it; and (v) until the Secured Obligations have been paid and performed in full, all rights of subrogation, reimbursement, indemnification and contribution

(contractual, statutory or otherwise), including any claim or right of subrogation under the Bankruptcy Code (Title 11 of the U.S. Code) or any successor statute, all rights to enforce any remedy that Mortgagee or Secured Parties may have against Obligor/Borrower, and all rights to participate in any security now or later to be held by Mortgagee or Secured Parties for the MCA.

(c) Guarantor and/or Non-Obligor waive all rights and defenses that Guarantor and/or Non-Obligor may have because the MCA may be secured by real property other than the Property hereby encumbered. This means, among other things: (i) Mortgagee and Secured Parties may collect from Guarantor and/or Non-Obligor (including enforcing this Mortgage against Guarantor and/or Non-Obligor) without first foreclosing on any real or personal property collateral securing the MCA; and (ii) if Mortgagee forecloses on any real property collateral securing the MCA: (A) the amount of the MCA may be reduced only by the price for which that Collateral is sold at the foreclosure sale, even if the Collateral is worth more than the sale price, and (B) Mortgagee and Secured Parties may collect from Guarantor and/or Non-Obligor (including enforcing this Mortgage against Guarantor and/or Non-Obligor) even if Mortgagee or Secured Parties, by foreclosing on the real property collateral, has destroyed any right Guarantor and/or Non-Obligor may have to collect from Borrower. This is an unconditional and irrevocable waiver of any rights and defenses Guarantor and/or Non-Obligor may have because the MCA may be secured by real property other than the Property.

(d) Guarantor and/or Non-Obligor waive any right or defense it may have at law or equity, to a fair market value hearing or action to determine a deficiency Judgment after a foreclosure of any real property other than the Property hereby encumbered.

(e) Guarantor and/or Non-Obligor are solely responsible for keeping informed of the financial condition and business operations of Borrower and all other circumstances affecting the ability of Borrower to pay and perform Borrower's obligations to Mortgagee and Secured Parties, and agrees that Mortgagee and Secured Parties will have no duty to disclose to Guarantor and/or Non-Obligor any information which Mortgagee or Secured Parties may receive about the financial condition, business operations, or any other circumstances bearing on the ability of Borrower to perform.

(f) No provision or waiver in this Mortgage shall be construed as limiting the generality of any other provision or waiver contained in this Mortgage or the Guaranty.

24. Notices. All notices, approvals, consents, and other communications, under this Mortgage ("Notices") must be given in accordance with and will be subject to the terms and provisions of the MCA. Notices must be mailed or delivered, if to Grantor, to the address adjacent Grantor's signature below; if to Mortgagee or Lender, to 14767 N. Outer 40 Rd., Suite 400, Chesterfield, MO 63017, Attention: Loan Closing Department; if to Secured Parties other than Lender, c/o Rabobank, 245 Park Avenue, New York, NY 10167, Attention: Customer Service Representative; and in the case of any other Person, to the address designated by that Person in a notice to Grantor, Mortgagee, and Lender.

25. Mortgagee. Without affecting the personal liability of any Person, including Grantor and Obligor/Borrower, for the payment of the Secured Obligations or the Lien of this Mortgage on the remainder of the Property for the unpaid amount of the Secured Obligations, Mortgagee and Secured Parties may from time to time and without notice: (i) release any Person liable for payment of any Secured Obligation; (ii) extend the time for payment, or otherwise alter the terms of payment, of any Secured Obligation; (iii) accept additional real or personal property of any kind as security for any Secured Obligation, whether evidenced by deeds of trust, Mortgages, Security Agreements or any other instruments of security; or (iv) alter, substitute or release any property securing the Secured Obligations.

26. Exculpation of Mortgagee. None of Mortgagee or Secured Parties will be directly or indirectly liable to Grantor or any other Person as a consequence of any of the following: (a) the exercise of or failure to exercise any rights, remedies or powers granted to it in this Mortgage; (b) any failure or refusal to perform or discharge any obligation or liability of Grantor under any agreement related to the Property or under this Mortgage; or (c) any loss sustained by Grantor or any third party resulting from any failure to lease the Property or from any other act or omission in managing the Property after an Event of Default, unless the loss is caused by the willful misconduct and bad faith of Mortgagee or Secured Parties, respectively. GRANTOR HEREBY EXPRESSLY WAIVES AND RELEASES ALL LIABILITY OF THE TYPES DESCRIBED ABOVE, AND AGREES THAT NO SUCH LIABILITY BE ASSERTED AGAINST OR IMPOSED UPON MORTGAGEE OR ANY SECURED PARTY.

27. **Waiver of Dower, Homestead, and Distributive Share.** Grantor relinquishes all right of dower and waives all right of homestead and distributive share in and to the Property. Grantor waives any right of exemption as to the Property.

28. **Waiver of Certain Other Laws.** To the full extent Grantor may do so, Grantor agrees that Grantor will not at any time insist upon, plead, claim or take the benefit or advantage of any law now or hereafter in force providing for appraisal, valuation, stay, extension or redemption, and Grantor, for Grantor, and its representatives, successors and assigns, and for any and all Persons ever claiming any interest in the Property, to the extent permitted by law, hereby waives and releases all rights of redemption, valuation, appraisal, stay of execution, or notice of election to mature or declare due the whole of the Secured Obligations in the event of foreclosure of the Lien created by this Mortgage.

29. **Release.** When all Secured Obligations have been paid in full and the Hedging Agreements have been terminated, Mortgagee shall execute and deliver to Grantor, a release of the Property from the Lien of this Mortgage.

30. **Additional Provisions.** The Secured Obligation Documents state all of the terms and conditions of the parties' agreement regarding the matters mentioned in or incidental to this Mortgage. The Secured Obligation Documents also grant further rights to Mortgagee and Secured Parties and contain further agreements and affirmative and negative covenants by Grantor which apply to this Mortgage and to the Property.

31. **Collateral Agency Agreement.** This Mortgage is subject to the terms of the collateral agency agreement between the Secured Parties (the "Collateral Agency Agreement").

32. **Entire Agreement.** This Mortgage and the other Secured Obligation Documents collectively: (i) represent the sum of the understandings and agreements between Mortgagee, Secured Parties and Grantor concerning this credit; (ii) replace any prior oral or written agreements between Mortgagee, Secured Parties and Grantor concerning this credit; and (iii) are intended by Mortgagee, Secured Parties and Grantor as the final, complete and exclusive statement of the terms agreed to by them. In the event of any conflict between this Mortgage and any other agreements required by this Mortgage, this Mortgage will prevail.

33. **Other Acts.** Grantor shall cooperate with Mortgagee for the purposes of, and perform all acts which may be necessary or advisable to perfect any Lien provided for in this Mortgage or to carry out the intent of this agreement. Promptly (but in no event more than ten days) after request by Mortgagee, Grantor will execute, acknowledge and deliver any document which Mortgagee deems necessary or advisable for these purposes, and will, on demand, pay any expenses incurred by Mortgagee in the preparation, execution and filing of any such documents.

34. **No Waiver or Cure.** Each waiver by Mortgagee or Secured Parties must be in writing, and no waiver is to be construed as a continuing waiver. No waiver is to be implied from any delay or failure by Mortgagee or Secured Parties to take action on account of any default of Grantor. Consent by Mortgagee or Secured Parties to any act or omission by Grantor must not be construed as a consent to any other or subsequent act or omission or to waive the requirement for Mortgagee's or Secured Parties' consent to be obtained in any future or other instance. The exercise by Mortgagee or Secured Parties of any right or remedy under this Mortgage or the other Secured Obligation Documents or under Applicable Law, shall not: cure or waive a breach, Event of Default or notice of default under this Mortgage or invalidate any act performed pursuant to any such default or notice; or nullify the effect of any notice of default or sale (unless all Secured Obligations then due have been paid and performed and all other defaults under the Secured Obligation Documents, including any Hedging Agreements, have been cured); or impair the security of this Mortgage; or prejudice Mortgagee, Secured Parties or any receiver appointed in accordance with this Mortgage, in the exercise of any right or remedy afforded any of them under this Mortgage; or be construed as an affirmation by Mortgagee or Secured Parties of any tenancy, lease or option, or a subordination of the Lien of this Mortgage.

35. **Waivers.** Grantor waives all rights, legal and equitable, it may now or hereafter have to require marshaling of assets or to require upon foreclosure sales of assets in a particular order. Grantor waives presentment, demand, protest, notice of protest and notice of dishonor and waives all exemptions as to the Secured Obligations. Each successor and assign of Grantor, including any holder of a Lien subordinate to this Mortgage, by acceptance of its interest or Lien agrees that it shall be bound by the above waiver, as if it had given the waiver itself.

36. **Joint and Several Obligations.** If Grantor consists of more than one Person, each Grantor (a) acknowledges and undertakes, together with the other Grantors, joint and several liability for the indebtedness, liabilities and

obligations of Grantor under this Mortgage; (b) acknowledges that this Mortgage is the independent and several obligation of each Grantor and may be enforced against each Grantor separately, whether or not enforcement of any right or remedy hereunder has been sought against any other Grantor; and (c) agrees that its liability hereunder and under any other Secured Obligation Document shall be absolute, unconditional, continuing and irrevocable. GRANTOR EXPRESSLY WAIVES ANY REQUIREMENT THAT MORTGAGEE OR SECURED PARTIES EXHAUST ANY RIGHT, POWER OR REMEDY AND PROCEED AGAINST THE OTHER GRANTORS UNDER THIS MORTGAGE, OR ANY OTHER SECURED OBLIGATION DOCUMENTS, OR AGAINST ANY OTHER PERSON UNDER ANY GUARANTY OF, OR SECURITY FOR, ANY OF THE SECURED OBLIGATIONS.

37. **Binding Effect; Successors and Assigns.** The Secured Obligation Documents shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns; provided that Grantor shall not assign its rights or obligations hereunder without Secured Parties' consent. However, this Paragraph does not waive the provisions of **Section 16**; and Grantor shall not assign its rights or obligations hereunder without Mortgagee's and Secured Parties' consent. Mortgagee and Secured Parties may transfer all or any portion of its rights under the Secured Obligation Documents to any other Person. Mortgagee and Secured Parties may disclose to any actual or proposed transferee any information that Grantor has delivered to Mortgagee and Secured Parties in connection with the negotiation of this Mortgage or pursuant to the Secured Obligation Documents; and Grantor shall cooperate fully with Mortgagee and Secured Parties in providing that information to any actual or proposed transferee.

38. **Governing Law.** This Mortgage shall be governed exclusively by the Applicable Laws of the State of Idaho (the "**Governing Law State**") without regard or reference to its conflict of laws principles. Grantor understands that the laws of the Governing Law State may differ from the laws of the state where Grantor resides or otherwise is located or where the Property is located. However, Grantor understands, agrees and acknowledges that (a) this Mortgage and the Secured Obligation Documents have significant and substantial contacts with the Governing Law State, (b) it is convenient to Grantor and Lender to select the law of the Governing Law State to govern this Mortgage and the transactions evidenced hereby, (c) the transactions evidenced by the MCA and this Mortgage bear a reasonable connection to the laws of the Governing Law State, (d) the choice of the internal laws of the Governing Law State was made for good and valid reasons, and (e) the choice of the Governing Law State constitutes good and valuable consideration for Secured Parties to enter into the Secured Obligation Documents and Secured Parties have entered into the Secured Obligation Documents in reliance on this choice.

39. **JURISDICTION AND VENUE.** GRANTOR IRREVOCABLY AGREES THAT, AT THE OPTION OF MORTGAGEE, ALL ACTIONS, PROCEEDINGS OR COUNTERCLAIMS ARISING OUT OF OR RELATING TO THIS MORTGAGE OR ANY OTHER TRANSACTION DOCUMENT WILL BE LITIGATED IN THE IOWA DISTRICT COURT FOR BLACK HAWK COUNTY, IOWA, OR THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF IOWA. GRANTOR IRREVOCABLY CONSENTS TO SERVICE, JURISDICTION, AND VENUE OF THOSE COURTS FOR ALL SUCH ACTIONS, PROCEEDINGS AND COUNTERCLAIMS AND WAIVES ANY OTHER VENUE TO WHICH IT MIGHT BE ENTITLED BY VIRTUE OF DOMICILE, HABITUAL RESIDENCE OR OTHERWISE.

40. **Miscellaneous.** This Mortgage may be executed in counterparts, each of which will be an original and all of which together are deemed one and the same instrument. If Grantor is comprised of multiple Persons, any Person comprising Grantor is hereby authorized to bind all parties comprising Grantor. Mortgagee or Secured Parties may, at any time and without notice, waive any prior requirement that requests, authorizations, or other actions be taken only by a Designated Person. Time is of the essence of this Mortgage. Each Party has participated in negotiating and drafting this Mortgage, so if an ambiguity or a question of intent or interpretation arises, this Mortgage is to be construed as if the parties had drafted it jointly, as opposed to being construed against a Party because it was responsible for drafting one or more provisions of this Mortgage. Mortgagee or Secured Parties are authorized to execute any other documents or take any other actions necessary to effectuate this Mortgage and security agreement and the consummation of the transactions contemplated herein including but not limited to taking any action deemed by Mortgagee or Secured Parties to be necessary or desirable to establish, perfect, protect or enforce the Mortgagee or Secured Parties' interest in the Property. This Mortgage may not be amended, changed, modified, altered or terminated without the prior written consent of Mortgagee and Secured Parties. Any provision of any Secured Obligation Document which is prohibited or unenforceable in any jurisdiction shall, as to that jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of that Secured Obligation Document or affecting the validity or enforceability of that provision in any other jurisdiction; except that if such provision relates to the payment of any

monetary sum, then Mortgagee or Secured Parties may, at its option, declare all Secured Obligations immediately due and payable. No merger shall occur as a result of Mortgagee's or Secured Parties' acquiring any other estate in or any other Lien on the Property. All rights and remedies under this Mortgage and the Secured Obligation Documents are cumulative, and the exercise of any one or more of them does not constitute an election of remedies.

41. INDEMNIFICATION. GRANTOR SHALL DEFEND, INDEMNIFY AND HOLD MORTGAGEE AND SECURED PARTIES AND THEIR OFFICERS, DIRECTORS, EMPLOYEES, PARTNERS, AGENTS AND ATTORNEYS (THE "INDEMNIFIED PERSONS") HARMLESS AGAINST ANY AND ALL LOSSES OF ANY KIND OR NATURE WHATSOEVER THAT MAY BE IMPOSED ON, INCURRED BY, OR ASSERTED AGAINST THE INDEMNIFIED PERSONS (A) ARISING OUT OF OR RESULTING FROM THE VIOLATION OF ANY ENVIRONMENTAL LAW; OR (B) ARISING OUT OF CLAIMS ASSERTED AGAINST THE INDEMNIFIED PERSONS AS A RESULT OF MORTGAGEE OR SECURED PARTIES BEING PARTY TO THIS MORTGAGE OR THE TRANSACTIONS CONSUMMATED PURSUANT TO THIS MORTGAGE; except that Grantor shall have no obligation to an Indemnified Person under this section with respect to Losses resulting from the gross negligence or willful misconduct of that Indemnified Person as determined by a court of competent jurisdiction. If and to the extent that an Indemnity is unenforceable for any reason, Grantor shall be obligated to make the maximum contribution to the payment and satisfaction thereof which is permissible under Applicable Law. THE PROVISIONS OF ALL INDEMNITIES SHALL SURVIVE THE TERMINATION OF THIS MORTGAGE.

42. WAIVER OF TRIAL BY JURY. GRANTOR AND, BY ACCEPTANCE HEREOF, MORTGAGEE (A) COVENANT AND AGREE NOT TO ELECT A TRIAL BY JURY IN ANY ACTION OR PROCEEDING FOR THE RESOLUTION OF ANY CONTROVERSY OR CLAIM THAT ARISES OUT OF OR RELATES TO: (I) THIS MORTGAGE; OR (II) ANY SECURED OBLIGATION DOCUMENT, WHETHER ARISING IN CONTRACT, TORT OR BY STATUTE (INDIVIDUALLY AND COLLECTIVELY, A "CONTROVERSY OR CLAIM"); AND, (B) TO THE EXTENT PERMITTED BY APPLICABLE LAW, WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY CONTROVERSY OR CLAIM TO THE EXTENT SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THE PROVISIONS OF THIS SECTION ARE GIVEN KNOWINGLY AND VOLUNTARILY, AND ARE A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE SECURED OBLIGATION DOCUMENTS.

43. Future Advances. Future advances, together with interest thereon, are secured by this mortgage in accordance with Idaho Code Section 45-108 as amended.

Grantor is signing this Mortgage effective as of the day and year first written above.

GRANTOR

Address for Notices:
3656 GEHRING RD
AMERICAN FALLS, IDAHO 83211

JAG FARMS, L.L.C., an Idaho limited liability company

By:


JARED ANDREW GEHRING
Manager

Address for Notices:
3656 GEHRING RD
AMERICAN FALLS, ID 83211

BIG J. FARMS, L.L.C., an Idaho limited liability company

By:

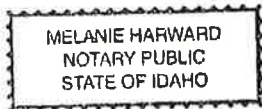

JORDAN C GEHRING
Manager

STATE OF IDAHO

COUNTY OF Bannock) SS

On this 13 day of April, in the year of 2018, before me, Melanie Harward a Notary Public, personally appeared JARED ANDREW GEHRING, known or identified to me (or proved to me on the oath of _____), to be the Manager of JAG FARMS, L.L.C., an Idaho limited liability company, the limited liability company that executed the above instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

(SEAL)



Melanie Harward
Notary Public

Printed Name: State of Idaho
Residing: Pocatello, Idaho
Comm. Expires: 10/26/2021

My Commission Expires: _____

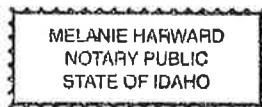
Melanie Harward

STATE OF IDAHO

COUNTY OF Bannock) SS

On this 13 day of April, in the year of 2018, before me, Melanie Harward a Notary Public, personally appeared JORDAN C GEHRING, known or identified to me (or proved to me on the oath of _____), to be the Manager of BIG J. FARMS, L.L.C., an Idaho limited liability company, the limited liability company that executed the above instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

(SEAL)



Melanie Harward
Notary Public

Printed Name: State of Idaho
Residing: Pocatello, Idaho
Comm. Expires: 10/26/2021

My Commission Expires: _____

Melanie Harward

EXHIBIT A-1

**Jag Farms MCA 2018
MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT**

Legal Description of Real Estate

Power County, Idaho

POWER COUNTY:

TRACT 1:

**SW1/4NE1/4; SE1/4NW1/4; E1/2SW1/4, LOT 2; LOT 3; LOT 4; SE1/4NE1/4; SE1/4,
SECTION 31, TOWNSHIP 6 SOUTH, RANGE 29 EAST OF THE BOISE MERIDIAN, POWER
COUNTY, IDAHO.**

**LOT 1, SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN, POWER
COUNTY, IDAHO.**

TRACT 2:

**THE SW1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 29 EAST OF THE BOISE
MERIDIAN, POWER COUNTY, IDAHO.**

TRACT 3:

**A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 15, AND IN THE NORTHEAST QUARTER (NE1/4), THE SOUTHEAST QUARTER OF
THE NORTHWEST QUARTER (SE1/4 NW1/4), THE SOUTH ONE HALF (S 1/2) OF SECTION 21,
AND IN THE NORTHWEST QUARTER OF SECTION 22, ALL IN TOWNSHIP 7 SOUTH, RANGE 31
EAST, BOISE MERIDIAN, THE SAME BEING PORTIONS OF THE LANDS DESCRIBED IN
WARRANTY DEED INSTRUMENT NOS. 172282, 172283 AND 146947 MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 SOUTH, RANGE 31 EAST, BOISE MERIDIAN, THE SAME BEING MARKED AND
WITNESSED BY A UNITED STATES DEPARTMENT OF INTERIOR BUREAU OF RECLAMATION
3" DIAMETER BRASS CAP MONUMENT, SAID MONUMENT BEING NORTH 00°17'34" EAST
2633.04' FROM THE SOUTHEAST CORNER OF SAID SECTION;**

**THENCE SOUTH 63°06'06" WEST A DISTANCE OF 2948.05 FEET ALONG THE NORTHWESTERLY
BOUNDARY LINES OF THE FALLS INDUSTRIAL PARK SUBDIVISION AND THE NORTH 40
DEVELOPMENT, LLC AS RECORDED IN THE OFFICIAL RECORDS OF POWER COUNTY, IDAHO
UNDER RECORDING INSTRUMENT NO.S 159135 AND 191666 RESPECTIVELY TO A FOUND
5/8" IRON PIN WITH NO CAP; THENCE SOUTH 89°48'00" WEST A DISTANCE OF 29.99 FEET
TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" SET AT THE SOUTHEAST CORNER OF
THE LAKEVIEW SUBDIVISION AS RECORDED IN THE OFFICIAL RECORDS OF POWER
COUNTY, IDAHO UNDER RECORDING INSTRUMENT NO. 155703; THENCE ALONG THE
EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID SUBDIVISION FOR THE FOLLOWING
TWENTY-THREE(23) COURSES:**

**THENCE NORTH 00°00'59" WEST A DISTANCE OF 260.14 FEET TO A FOUND 5/8" REBAR
WITH CAP TAGGED, "SRLS PLS 843" (N 00°14'35" W 260.00' BY RECORD); THENCE SOUTH
89°53'03" WEST A DISTANCE OF 100.04 FEET TO A 2" DIAMETER CHAIN LINK FENCE POST**

SET IN A CONCRETE RETAINING WALL (S 89°44'54" W 100.00' BY RECORD); THENCE NORTH 00°01'25" WEST A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" (N 00°14'33" W 100.00' BY RECORD); THENCE NORTH 89°39'16" EAST A DISTANCE OF 100.20 FEET TO A FOUND 2" ACM TAGGED, "SRLS PLS 843" (N 89°44'54" E 100.00' BY RECORD); THENCE NORTH 00°02'41" EAST A DISTANCE OF 49.92 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (N 00°14'33" W 50.00' BY RECORD); THENCE SOUTH 89°42'02" WEST A DISTANCE OF 100.26 FEET TO A SET 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" (S 89°44'54" W 100.00' BY RECORD); THENCE NORTH 00°01'26" EAST A DISTANCE OF 200.00 FEET TO A FOUND 5/8" REBAR WITH NO CAP (N 00°14'33" W 200.00' BY RECORD); THENCE SOUTH 89°58'02" WEST A DISTANCE OF 1204.29 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "H&V PLS 977" (N 89°44'54" E 1204.12' BY RECORD); THENCE SOUTH 00°04'19" WEST A DISTANCE OF 140.11 FEET TO A SET 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" (S 00°08'49" E 140.11' BY RECORD); THENCE SOUTH 89°33'37" WEST A DISTANCE OF 59.29 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (S 89°51'45" W 60.00' BY RECORD); THENCE NORTH 74°34'33" WEST A DISTANCE OF 58.43 FEET TO A FOUND 2" ACM TAGGED, "SRLS PLS 843" (N 77°18'00" W 55.67' BY RECORD); THENCE NORTH 49°01'55" WEST A DISTANCE OF 61.17 FEET TO A FOUND 1/2" REBAR WITH CAP TAGGED, "SRLS PLS 843" (N 48°29'10" W 65.00' BY RECORD); THENCE NORTH 48°28'52" WEST A DISTANCE OF 77.36 FEET TO A FOUND 2" ACM TAGGED, "SRLS PLS 843" (N 48°29'10" W 76.45' BY RECORD); THENCE NORTH 54°36'06" WEST A DISTANCE OF 103.86 FEET TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" (N 54°53'13" W 103.65' BY RECORD); THENCE NORTH 79°07'27" WEST A DISTANCE OF 103.33 FEET TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" (N 79°20'35" W 103.33' BY RECORD); THENCE NORTH 88°45'18" WEST A DISTANCE OF 102.78 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (N 88°58'37" W 102.30' BY RECORD); THENCE SOUTH 68°05'08" WEST A DISTANCE OF 95.34 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (S 69°20'59" W 95.30' BY RECORD); THENCE SOUTH 63°26'43" WEST A DISTANCE OF 79.79 FEET TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" (S 61°38'32" W 80.51' BY RECORD); THENCE SOUTH 82°29'25" WEST A DISTANCE OF 82.98 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (S 82°16'05" W 82.52' BY RECORD); THENCE SOUTH 82°30'43" WEST A DISTANCE OF 53.68 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (S 82°16'05" W 53.70' BY RECORD); THENCE SOUTH 70°50'26" WEST A DISTANCE OF 78.16 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (S 70°31'10" W 78.33' BY RECORD); THENCE SOUTH 39°29'04" WEST A DISTANCE OF 70.10 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (S 40°21'37" W 70.00' BY RECORD); THENCE NORTH 44°18'27" WEST A DISTANCE OF 61.00 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" (N 44°37'12" W 60.00' BY RECORD) LOCATED ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF LAKEVIEW BOULEVARD IN SAID SUBDIVISION, THE SAME BEING A POINT ON A 340.00 FOOT RADIUS NONTANGENT CURVE WHOSE CENTER BEARS NORTH 44°24'04" WEST;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°05'44" FOR AN ARC DISTANCE OF 154.85 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843"; (CD BRG S 58°38'48" W 153.52') LOCATED ON THE EASTERLY BOUNDARY LINE OF THE LANDS OWNED BY THE UNITED STATES OF AMERICA, BUREAU OF RECLAMATION; THENCE ALONG SAID BOUNDARY LINE FOR THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 14°35'17" WEST A DISTANCE OF 131.22 FEET TO A FOUND 1/2" REBAR WITH NO CAP;
2. THENCE NORTH 25°18'26" EAST A DISTANCE OF 253.86 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843";
3. THENCE NORTH 35°22'50" EAST A DISTANCE OF 130.36 FEET TO A FOUND 5/8" REBAR WITH CAP TAGGED, "SRLS PLS 843" SET ON THE SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE OF THE UNION PACIFIC RAIL ROAD AS DEPICTED UPON THE ALIGNMENT MAP OREGON SHORT LINE RAIL ROAD, MILE POST 216-238, DATED SEPTEMBER 11, 1916, DRAWING NO. 19838, FILE NO. 26A ON FILE IN THE HEADQUARTER RECORDS, OMAHA, NEBRASKA; THENCE NORTH 57°41'34" EAST A DISTANCE OF 5722.31 FEET ALONG SAID

RIGHT-OF-WAY BOUNDARY LINE TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" SET ON THE POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF SAID SECTION 21; THENCE NORTH 89°13'28" EAST A DISTANCE OF 73.00 FEET TO THE NORTHEAST CORNER THEREOF, THE SAME BEING THE NORTHWEST CORNER OF SAID SECTION 22; THENCE SOUTH 89°51'08" EAST A DISTANCE OF 1315.52 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 22 TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" SET AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THE SAME BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE LANDS AS RECORDED IN THE OFFICIAL RECORDS OF POWER COUNTY, IDAHO UNDER RECORDING INSTRUMENT NO. 146947; THENCE NORTH 00°38'04" EAST FOR A DISTANCE OF 21.27 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" SET ON A FENCE LINE COURSING EAST AND WEST;

THENCE NORTH 89°58'07" EAST FOR A DISTANCE OF 1140.00 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH A CAP TAGGED, 'GVS PLS 9169" SET AT A FENCE CORNER GATE POST; THENCE SOUTH 10°31'09" EAST FOR A DISTANCE OF 25.28 FEET ALONG A GATE TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" SET ON THE SOUTH BOUNDARY LINE OF SAID SECTION 15, THE SAME BEING THE NORTH BOUNDARY LINE OF SECTION 22; THENCE SOUTH 12°00'31" EAST A DISTANCE OF 7.03 FEET ALONG SAID GATE TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" SET AT THE SOUTH GATE POST; THENCE SOUTH 58°24'50" WEST A DISTANCE OF 2890.46 FEET (S 58°19'30" E 2896.4' BY RECORD) FOLLOWING THE EXTENSION OF AND THE NORTHWESTERLY BOUNDARY LINE OF THE POWER COUNTY FAIRGROUNDS FENCE LINE TO A 5/8" REBAR WITH A CAP TAGGED, "GVS PLS 9169" SET ON THE COMMON BOUNDARY LINE OF SECTIONS 21 AND 22; THENCE SOUTH 00°00'57" WEST A DISTANCE OF 1113.50 FEET ALONG SAID BOUNDARY LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PART OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 31 EAST OF THE BOISE MERIDIAN, LOCATED IN POWER COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 89°43'23" WEST 5275.51 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 00°41'09" WEST 882.03 FEET; THENCE SOUTH 89°09'44" EAST 112.00 FEET ALONG THE NORTH RIGHT OF WAY LINE OF LAKEVIEW BLVD. TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT 110.36 FEET (CURVE DATA: RADIUS=340.00 FEET, DELTA=18°35'51", CHORD=NORTH 81°31'32" EAST 109.88 FEET) ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF BUREAU OF RECLAMATION LANDS, FURTHER DESCRIBED IN RECORD OF SURVEY INST. #199874, ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 14°41'53" WEST 131.90 FEET ALONG THE EAST LINE OF SAID BUREAU OF RECLAMATION LANDS; THENCE NORTH 25°49'38" EAST 253.94 FEET ALONG SAID EAST LINE; THENCE NORTH 36°00'51" EAST 131.36 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF PARCEL FURTHER DESCRIBED IN SAID INST. #199874; THENCE NORTH 58°08'42" EAST 431.07 FEET ALONG SAID NORTH LINE; THENCE SOUTH 13°14'51" EAST 214.30 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT 46.51 FEET (CURVE DATA: RADIUS=330.00 FEET, DELTA=8°04'29", CHORD=NORTH 83°07'43" EAST 46.47 FEET);

THENCE SOUTH 00°32'05" EAST 287.13 FEET TO A POINT ON THE NORTH LINE OF BLOCK 2 OF THE LAKEVIEW SUBDIVISION FURTHER DESCRIBED IN PLAT INST. #115703; THENCE ALONG SAID NORTH LINE OF LAKEVIEW SUBDIVISION FOR THE FOLLOWING SEVEN (7) CALLS;

1) NORTH 88°28'43" WEST 30.74 FEET;

2) SOUTH 68°30'00" WEST 95.12 FEET;
3) SOUTH 63°42'17" WEST 78.86 FEET;
4) SOUTH 82°59'45" WEST 85.05 FEET;
5) SOUTH 82°55'07" WEST 53.62 FEET;
6) SOUTH 71°30'24" WEST 78.20 FEET;
7) SOUTH 39°46'34" WEST 70.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF
AUTUMN WAY; THENCE NORTH 44°58'13" WEST 59.80 FEET TO A POINT ON A NON-
TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT 152.83 FEET
(CURVE DATA: RADIUS=340.00 FEET, DELTA=25°45'14", CHORD=SOUTH 59°21'30" WEST
151.54 FEET) TO THE POINT OF BEGINNING.

EXHIBIT A-2

Jag Farms MCA 2018
MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

Legal Description of Real Estate

Twin Falls County, Idaho

TWIN FALLS COUNTY:

PARCEL NO. 1

TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 19: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE N $\frac{1}{2}$ SE $\frac{1}{4}$, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:
BEGINNING AT THE EAST QUARTER CORNER OF THE AFOREMENTIONED SECTION 19, FROM WHICH THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 19 BEARS SOUTH 00°07'42" EAST 2662.91 FEET;
THENCE SOUTH 00°07'42" EAST 606.51 FEET ALONG AND WITH THE SECTION LINE;
THENCE NORTH 89°36'49" WEST 383.18 FEET;
THENCE SOUTH 01°17'06" EAST 478.61 FEET;
THENCE NORTH 87°21'08" EAST 27.73 FEET;
THENCE SOUTH 01°53'27" EAST 250.47 FEET TO A POINT ON THE SOUTH LINE OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$;
THENCE SOUTH 89°59'57" WEST 2309.19 FEET ALONG AND WITH THE SOUTH LINE OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$ TO THE SOUTHWEST CORNER OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE NORTH 00°02'00" WEST 1329.50 FEET ALONG AND WITH THE WEST LINE OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$ TO THE NORTHWEST CORNER OF THE N $\frac{1}{2}$ SE $\frac{1}{4}$, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE HEREIN-DESCRIBED TRACT;
THENCE NORTH 89°57'25" EAST 2645.08 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

A PERPETUAL 30-FOOT INGRESS AND EGRESS EASEMENT GRANTED BY MARLENE M. HERZINGER, AN UNMARRIED WOMAN, AND JEFFERY L. HERZINGER AND GENA HERZINGER, TO GERALD MARTENS AND JUDITH MARTENS, HUSBAND AND WIFE, BY EASEMENT RECORDED JANUARY 11, 2007, AS INSTRUMENT NO. 2007-000912, RECORDS OF TWIN FALLS COUNTY, IDAHO, SAID EASEMENT DESCRIBED AS FOLLOWS:

TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 19: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND 30 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS, SITUATED IN THE N $\frac{1}{2}$ SE $\frac{1}{4}$ AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE EAST QUARTER CORNER OF THE AFOREMENTIONED SECTION 19 FROM WHICH THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 19 BEARS SOUTH 00°07'42" EAST 2662.91 FEET;
THENCE SOUTH 00°07'42" EAST 1055.13 FEET ALONG AND WITH THE EAST SECTION LINE TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;
THENCE SOUTH 00°07'42" EAST 30.03 FEET CONTINUING ALONG AND WITH THE EAST SECTION LINE TO THE SOUTHEAST CORNER OF THE HEREIN-DESCRIBED EASEMENT;

THENCE SOUTH 87°21'08" WEST 345.52 FEET;
THENCE NORTH 01°53'27" WEST 20.00 FEET;
THENCE SOUTH 87°21'08" WEST 27.73 FEET;
THENCE NORTH 01°17'06" WEST 10.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN-
DESCRIBED EASEMENT;
THENCE NORTH 87°21'08" EAST 374.07 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3

TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

**SECTION 19: THE S½SE¼
SUBJECT TO HIGHWAY DISTRICT RIGHT OF WAY.**

EXCEPT:

TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

**SECTION 19; A PARCEL COMMENCING AT THE SOUTHEAST CORNER;
THENCE NORTH ALONG SECTION LINE 536 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH ALONG SECTION LINE 784 FEET;
THENCE WESTERLY (90°) ALONG 1/8 SECTION LINE 379 FEET;
THENCE SOUTHERLY (90°) 784 FEET;
THENCE EASTERLY 379 FEET (90°) TO POINT OF BEGINNING.**

PARCEL 4:

**TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO
SECTION 31: W½NE¼ AND W½SE¼
SUBJECT TO HIGHWAY DISTRICT RIGHT OF WAY.**

**EXCEPTING THEREFROM A PARCEL OF LAND IN THE SOUTHWEST CORNER THEREOF
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SW¼SE¼;
THENCE RUNNING EAST ALONG THE SOUTHERLY BOUNDARY 150 FEET;
THENCE RUNNING NORTH 290.4 FEET;
THENCE RUNNING WEST 150 FEET TO THE WESTERLY BOUNDARY OF SAID SW¼SE¼;
THENCE RUNNING SOUTHERLY ALONG THE WESTERLY BOUNDARY A DISTANCE OF 290.4
FEET TO THE POINT OF BEGINNING.**

**AND EXCEPT TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS
COUNTY, IDAHO
SECTION 31: A PARCEL OF LAND LOCATED IN THE SW¼SE¼ BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; SAID POINT LIES
NORTH 89°49'45" WEST 2670.46 FEET FROM THE SOUTHWEST CORNER OF SECTION 31;
THENCE SOUTH 89°49'45" EAST 150.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID
SW¼SE¼ TO THE REAL POINT OF BEGINNING;
THENCE NORTH 00°12'07" EAST 290.40 FEET;
THENCE NORTH 89°49'45" WEST 150.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF
SAID SW¼SE¼;
THENCE NORTH 00°12'07" EAST 157.60 FEET ALONG SAID WESTERLY BOUNDARY OF SAID
SW¼SE¼;
THENCE SOUTH 89°49'45" EAST 550.90 FEET;
THENCE SOUTH 53°20'53" EAST 124.24 FEET;
THENCE SOUTH 60°00'06" EAST 157.59 FEET;
THENCE SOUTH 68°35'55" EAST 55.08 FEET;**

THENCE SOUTH 00°00'00" EAST 275.81 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID SW¹/₄SE¹/₄;
THENCE NORTH 89°49'45" WEST 689.92 FEET ALONG SAID SOUTHERLY BOUNDARY OF SAID SW¹/₄SE¹/₄ TO THE REAL POINT OF BEGINNING.

SUBJECT TO A 25.00-FOOT-WIDE COUNTY ROADWAY EASEMENT PARALLEL WITH AND ADJOINING THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL.

PARCEL 5:

TOWNSHIP 10 SOUTH, RANGE 15, EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 31: LOT 2 AND THE E¹/₂NW¹/₄
SUBJECT TO HIGHWAY DISTRICT RIGHT OF WAY.

PARCEL 6: TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 32: THAT PART OF THE SW¹/₄ LYING NORTH AND WEST OF THE TWIN FALLS HIGHLINE CANAL.

EXCEPT A PARCEL OF LAND LOCATED IN THE SW¹/₄ OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 32 BEARS NORTH 00°00'00" EAST 2650.80 FEET;
THENCE NORTH 00°00'00" EAST ALONG THE WEST BOUNDARY OF THE SW¹/₄ OF SAID SECTION 32 FOR A DISTANCE OF 112.00 FEET TO A POINT IN THE CENTER OF AN IRRIGATION CANAL AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°00'00" EAST ALONG THE WEST BOUNDARY OF THE SW¹/₄ OF SAID SECTION 32 FOR A DISTANCE OF 562.50 FEET;
THENCE SOUTH 89°10'40" EAST FOR A DISTANCE OF 318.85 FEET;
THENCE SOUTH 70°19'55" EAST FOR A DISTANCE OF 238.73 FEET;
THENCE SOUTH 01°50'53" EAST FOR A DISTANCE OF 111.52 FEET TO A POINT IN THE CENTER OF AN IRRIGATION CANAL;
THENCE ALONG THE CENTER OF THE IRRIGATION CANAL ON THE FOLLOWING COURSES:
SOUTH 73°55'51" WEST 30.47 FEET;
SOUTH 69°16'57" WEST 42.10 FEET;
SOUTH 66°13'01" WEST 52.09 FEET;
SOUTH 58°44'14" WEST 118.05 FEET;
SOUTH 54°32'05" WEST 104.41 FEET;
SOUTH 49°12'13" WEST 102.84 FEET;
SOUTH 51°32'12" WEST 213.41 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A 25.0-FOOT WIDE COUNTY ROAD EASEMENT ALONG THE WEST BOUNDARY OF THE BEFORE DESCRIBED PARCEL.

AND SUBJECT TO AN EASEMENT TO THE TWIN FALLS CANAL COMPANY FOR THE USE AND MAINTENANCE OF THE IRRIGATION CANAL ALONG THE SOUTHERLY BOUNDARY OF THE BEFORE DESCRIBED PARCEL.

AND EXCEPT A PARCEL OF LAND LOCATED IN THE SW¹/₄ OF SECTION 32, TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 00°00'00" EAST ALONG THE WEST BOUNDARY OF THE SW¼ OF SECTION 32 FOR A DISTANCE OF 674.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°00'00" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 32 FOR A DISTANCE OF 120.01 FEET;
THENCE SOUTH 89°10'40" EAST FOR A DISTANCE OF 214.83 FEET;
THENCE SOUTH 31°07'32" EAST FOR A DISTANCE OF 62.90 FEET;
THENCE SOUTH 46°34'39" EAST FOR A DISTANCE OF 98.43 FEET;
THENCE NORTH 89°10'40" WEST FOR A DISTANCE OF 318.85 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A 25-FOOT WIDE COUNTY ROAD EASEMENT ALONG THE WEST BOUNDARY OF THE ABOVE DESCRIBED PARCEL.

AND

TOWNSHIP 10 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 32: A PARCEL OF LAND LOCATED IN THE SW¼ OF SAID SECTION 32 DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32;
THENCE NORTH 00°00'00" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 32 FOR A DISTANCE OF 112.00 FEET TO THE CENTER OF AN IRRIGATION CANAL;
THENCE ALONG THE CENTER OF THE IRRIGATION CANAL ON THE FOLLOWING COURSES:
NORTH 51°32'12" EAST A DISTANCE OF 213.41 FEET;
NORTH 49°12'13" EAST A DISTANCE OF 102.84 FEET;
NORTH 54°32'05" EAST A DISTANCE OF 104.41 FEET;
NORTH 58°44'14" EAST A DISTANCE OF 22.94 FEET;
THENCE NORTH 02°00'49" WEST A DISTANCE OF 44.49 FEET TO THE REAL POINT OF BEGINNING;
THENCE NORTH 02°00'49" WEST A DISTANCE OF 233.68 FEET;
THENCE SOUTH 70°19'55" EAST A DISTANCE OF 216.43 FEET;
THENCE SOUTH 01°50'53" EAST A DISTANCE OF 76.77 FEET;
THENCE SOUTH 67°01'37" WEST A DISTANCE OF 215.13 FEET TO THE REAL POINT OF BEGINNING.

PARCEL 7:

TOWNSHIP 11 SOUTH, RANGE 14 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 2: S½NE¼

SUBJECT TO HIGHWAY DISTRICT RIGHT OF WAY.

EXCEPT:

TOWNSHIP 11 SOUTH, RANGE 14 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 2: A PARCEL OF LAND LOCATED IN THE SE¼NE¼, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, SAID POINT LIES NORTH 00°07'00" EAST, 2634.31 FEET FROM THE EAST QUARTER CORNER OF SECTION 2;
THENCE SOUTH 00°07'00" WEST, 2138.34 FEET, ALONG THE EAST BOUNDARY OF SECTION 2 TO THE REAL POINT OF BEGINNING;
THENCE SOUTH 00°07'00" WEST, 307.39 FEET ALONG THE EAST BOUNDARY OF SECTION 2;
THENCE NORTH 89°29'16" WEST, 233.03 FEET;
THENCE NORTH 00°15'57" WEST, 294.97 FEET;

THENCE NORTH 87°28'53" EAST, 235.24 FEET TO THE REAL POINT OF BEGINNING.

PARCEL 8:

TOWNSHIP 11 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 6: ALL THAT PORTION OF THE NE¹/₄ AND THE NW¹/₄SE¹/₄ LYING BELOW THE HIGH LINE CANAL OF THE TWIN FALLS CANAL COMPANY; LOTS 3 AND 4; SE¹/₄NW¹/₄, NE¹/₄SW¹/₄

EXCEPT TWELVE ACRES OF LAND LYING SOUTH OF AND ABOVE THE HIGH LINE CANAL OF THE TWIN FALLS CANAL COMPANY.

ALL SUBJECT TO HIGHWAY DISTRICT RIGHT OF WAY.

EXCEPT: TOWNSHIP 11 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 6: A PARCEL OF LAND LOCATED IN A PORTION OF GOVERNMENT LOT 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; SAID POINT LIES NORTH

89°52'42" WEST 2559.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6;

THENCE SOUTH 89°52'42" EAST 345.15 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4;

THENCE SOUTH 00°06'06" WEST 210.11 FEET;

THENCE SOUTH 76°15'05" EAST 229.98 FEET;

THENCE SOUTH 49°45'14" WEST 212.73 FEET;

THENCE SOUTH 37°49'14" WEST 417.26 FEET;

THENCE NORTH 89°52'42" WEST 151.24 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4;

THENCE NORTH 00°06'06" EAST 732.23 FEET ALONG THE WESTERLY BOUNDARY OF LOT 4 TO THE REAL POINT OF BEGINNING.

PARCEL 8A:

TOWNSHIP 11 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 6: A PARCEL OF LAND LOCATED IN LOT 5 DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT THAT IS 80.9 FEET DUE NORTH OF THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE NORTH 1239.1 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;

THENCE WEST 1254 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 1239.1 FEET TO THE POINT THAT IS 80.9 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE EAST 1259 FEET TO THE POINT OF BEGINNING.

EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SECTION 6, TOWNSHIP 11 SOUTH, RANGE 15 EAST, BOISE MERIDIAN;

THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 5 A DISTANCE OF 255.00 FEET;

THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST BOUNDARY OF LOT 5 A DISTANCE OF 208.00 FEET;

THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH BOUNDARY OF LOT 5 A DISTANCE OF 255.00 FEET;

THENCE NORTHERLY ALONG THE WEST BOUNDARY OF LOT 5 A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20-FOOT WIDE EASEMENT ALONG THE SOUTH BOUNDARY OF SAID

PROPERTY FOR PURPOSES OF ACCESS.

PARCEL 9:

TOWNSHIP 11 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 6: PART OF LOT 5, DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER OF LOT 5;
THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 5 A DISTANCE OF 255.00 FEET;
THENCE SOUTHERLY ALONG A LINE PARALLEL TO WEST BOUNDARY OF LOT 5 A DISTANCE
OF 208.00 FEET;
THENCE WESTERLY ALONG A LINE PARALLEL TO NORTH BOUNDARY OF LOT 5 A DISTANCE
OF 255.00 FEET;
THENCE NORTHERLY ALONG WEST BOUNDARY OF LOT 5 A DISTANCE OF 208.00 FEET TO
THE POINT OF BEGINNING.**

**SUBJECT TO A 20 FOOT WIDE EASEMENT ALONG SOUTH BOUNDARY OF SAID PROPERTY
FOR PURPOSES OF ACCESS AND SUBJECT TO HIGHWAY DISTRICT RIGHT OF WAY.**

PARCEL 10:

TOWNSHIP 11 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

**SECTION 6: LOT 6 AND A PORTION OF LAND LOCATED IN LOT 5 DESCRIBED BY METES AND
BOUNDS AS FOLLOWS:**

**BEGINNING AT A POINT THAT IS 80.9 FEET DUE NORTH OF THE SOUTHEAST CORNER OF SAID
LOT 5;
THENCE SOUTH A DISTANCE OF 80.9 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE WEST 1259 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;
THENCE NORTH 80.9 FEET;
THENCE EAST 1259 FEET TO THE POINT OF BEGINNING.**

**EXCEPT: TOWNSHIP 11 SOUTH, RANGE 15 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY,
IDAHO**

**SECTION 6: A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 6 BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; SAID POINT LIES
NORTH 00°08'21" EAST 2652.67 FEET FROM THE SOUTHWEST CORNER OF SECTION 6;
THENCE SOUTH 00°08'21" WEST 1146.46 FEET ALONG THE WESTERLY BOUNDARY OF SAID
LOT 6 TO THE REAL POINT OF BEGINNING;
THENCE SOUTH 64°03'53" EAST 410.3 FEET, MORE OR LESS, TO A POINT ON THE
SOUTHERLY LINE OF SAID LOT 6;
THENCE SOUTH 89°56'15" WEST 369.46 FEET ALONG SAID SOUTHERLY LINE TO THE
SOUTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 00°08'21" EAST 179.87 FEET ALONG THE WESTERLY LINE OF LOT 6 TO THE
REAL POINT OF BEGINNING.**

**SUBJECT TO COUNTY ROADWAY EASEMENT ADJACENT AND ADJOINING THE WESTERLY
BOUNDARY.**

EXHIBIT B

**Jag Farms MCA 2018
MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT**

Additional Property

associated with Mortgage by Jag Farms and Big J Farms on land located in Power and Twin Falls Counties, Idaho

(list specific additional Property, if any)

Including, but not limited to the following water rights:

- a) 74.72 shares of stock, Certificate Number 41307 or as may be re-issued in Twin Falls Canal Company.
- b) 73.18 shares of stock, Certificate Number 41308 or as may be re-issued in Twin Falls Canal Company.
- c) 117.12 shares of stock, Certificate Number 41309 or as may be re-issued in Twin Falls Canal Company.
- d) 152 shares of stock, Certificate Number 41310 or as may be re-issued in Twin Falls Canal Company.
- e) 110.2 shares of stock, Certificate Number 41311 or as may be re-issued in Twin Falls Canal Company.
- f) 35.07 shares of stock, Certificate Number 41312 or as may be re-issued in Twin Falls Canal Company.
- g) 39.69 shares of stock, Certificate Number 41313 or as may be re-issued in Twin Falls Canal Company.
- h) 222.22 shares of stock, Certificate Number 41314 or as may be re-issued in Twin Falls Canal Company.
- i) 79 shares of stock, Certificate Number 41306 or as may be re-issued in Twin Falls Canal Company.
- j) 118.3 assessed acres of water-rights, Serial Number 336 as shown on the records in the Falls Irrigation District.
- k) 32.5 assessed acres of water-rights, Serial Number 337 as shown on the records in the Falls Irrigation District.
- l) 43 assessed acres of water-rights, Serial Number 338 as shown on the records in the Falls Irrigation District.
- m) 54.9 assessed acres of water-rights, Serial Number 339 as shown on the records in the Falls Irrigation District.
- n) 0.6 assessed acres of water-rights, Serial Number 521 as shown on the records in the Falls Irrigation District.
- o) Idaho Department of Water Resources Decree Number 35-13433 or as may be modified, Priority Date October 14, 1980, for 4.56 cfs, for 228 acres from a well.
- p) Idaho Department of Water Resources Decree Number 35-13435 or as may be modified, Priority Date October 14, 1980, for 3.65 cfs, for 211 acres from a well.
- q) Idaho Department of Water Resources Decree Number 35-2581 or as may be modified, Priority Date October 12, 1959, for 4.45 cfs, for 156 acres from a well.

Any and all fixtures including but not limited to irrigation equipment now or hereafter acquired by borrower.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Eastern Region • 900 N SKYLINE DR STE A • IDAHO FALLS, ID 83402-1718
Phone: (208)525-7161 • Fax: (208)525-7177 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

June 07, 2019

RABO AGRIFINANCE LLC
970 PIER VIEW DR STE B
IDAHO FALLS ID 83402-4918

RE: Notice of Security Interest for Water Right/Permit No(s): 35-2581, 35-13433, 35-13435

Dear Security Interest Holder:

The Department of Water Resources (Department) acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to you. The Department has modified its records to reflect the change in security interest and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Security Interest, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3779.

Sincerely,

Cher Ramos
Technical Records Specialist 1

Enclosure(s)

cc: Jag Farms LLC/Big J Farms LLC