

RECEIVED ✓

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN 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. |
|--------------------------|-----------------------|-----------------------|-----------------------|
| 36-7296                  | 36-11643              | 36-2570               |                       |
| 36-2587                  | 36-2195A              | 36-15186              |                       |
| 36-4264                  | 36-2323               | 36-2230J              |                       |
| 36-16206                 | 36-15226              | 36-2070P              |                       |
| 36-2118                  | 36-2322               | 36-7529F              |                       |

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

Brighthouse Life Insurance Company10801 Mastin Boulevard, Suite 930Overland Park, KS 66210

Phone \_\_\_\_\_

Email \_\_\_\_\_

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

B&H Land, LLC

5. Expiration Date of Notification Period

December 1, 2038

6. Is this a Renewal of Request for Notification?

☐ YES☒ NO

Brighthouse Life Insurance Company, a Delaware corporation

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

By: MetLife Investment Advisors, LLC, its investment manager

Title, if applicable

Director**For Office Use Only**Received by DMDate 2-19-2019Receipt No. 5037163Fee \$375-

Processed by AJ \_\_\_\_\_

Date \_\_\_\_\_

WR DMDate 2-20-2019**SUPPORT DATA****IN FILE #** 36-2070P

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

THIS INSTRUMENT PREPARED BY:

Virginia M. Pedreira  
Stoel Rives LLP  
600 University Street  
Suite 3600  
Seattle, WA 98101-4109

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
Brighthouse Life Insurance Company  
205 E River Park Circle, Suite 430  
Fresno, CA 93720  
Attn: Loan Manager, Western Region

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT.

**Instrument # 548761**

MINIDOKA COUNTY, IDAHO  
02-14-2019 02:17:33 PM No. of Pages: 35  
Recorded for: TITLEONE - BURLEY  
TONYA PAGE Fee: \$112.00  
Ex-Officio Recorder Deputy Susan Aston  
Electronically Recorded by Simplifile

# 18322735

Space above this line for Recorder's Use

Loan No: 199812

**MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT,  
AND FIXTURE FILING**

*(This Mortgage is executed in four (4) original counterparts for concurrent recording in Jerome, Minidoka, Lincoln and Twin Falls Counties, Idaho)*

FOR THE PURPOSE OF FACILITATING THE RECORD HEREOF, THIS MORTGAGE HAS BEEN EXECUTED IN FOUR COUNTERPARTS, EACH OF WHICH SHALL BE TAKEN TO BE AN ORIGINAL, AND ALL OF WHICH TOGETHER OR ANY ONE THEREOF SHALL BE DEEMED TO CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

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

SEE ARTICLE 7 FOR ADDRESS OF GRANTOR AND MORTGAGEE

This mortgage is dated as of February 13, 2019, and is by B&H LAND, LLC, an Idaho limited liability company ("**Grantor**"), to and in favor of BRIGHTHOUSE LIFE INSURANCE COMPANY, a Delaware corporation ("**Mortgagee**").

Mortgagee has agreed to make a loan in the original principal sum of (the "**Loan**") to Grantor, B & H FARMING, an Idaho general partnership ("**B & H Farming**"), RANDY ALLEN BAUSCHER ("**R. Bauscher**"), THOMAS RAYMOND HAYNES, a/k/a Thomas R. Haynes and a/k/a Thomas Haynes ("**T. Haynes**"), SUSAN CRYSTAL HAYNES, a/k/a Susan C. Haynes and a/k/a Susan Haynes ("**S. Haynes**"), B & H, INC., an Idaho corporation ("**B & H Inc**"), CERES AG., LLC, an Idaho limited liability company ("**Ceres Ag**"), B&H EQUIPMENT, LLC, an Idaho limited liability company ("**B & H Equipment**"), and B&H PARTNERS, an Idaho general partnership ("**B&H Partners**") (Grantor, B & H Farming, R. Bauscher, T. Haynes, S. Haynes, B & H Inc, Ceres Ag, B & H Equipment, and B&H Partners are individually and collectively, "**Borrower**") under the terms and conditions of the Promissory Note by Borrower in favor of Mortgagee dated as of the date of this mortgage (the "**Note**").

**ARTICLE 1 – GRANT**

To secure repayment of the indebtedness evidenced by the Note and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally mortgages, warrants, grants, bargains, sells, and conveys to Mortgagee, with right of entry and possession, all of Grantor's estate, right, title and interest which Grantor now has or may later acquire in the following, wherever located, and whether constituting real estate or personal property (individually and collectively, the "**Property**"): (1) the real estate and any interest in the real estate located in Jerome County, Lincoln

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

THIS INSTRUMENT PREPARED BY:

Virginia M. Pedreira  
Stoel Rives LLP  
600 University Street  
Suite 3600  
Seattle, WA 98101-4109

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
Brighthouse Life Insurance Company  
205 E River Park Circle, Suite 430  
Fresno, CA 93720  
Attn: Loan Manager, Western Region

LINCOLN COUNTY

Recorded for:  
TITLEONE - BURLEY  
02:23:17 PM 02-14-2019

0000200890

No. Pages 35 Fee: \$60.00

BRENDA FARNWORTH  
County Clerk

Deputy: CS  
Electronically Recorded by Simplifile

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT.

# 18322735

Space above this line for Recorder's Use

Loan No: 199812

**MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT,  
AND FIXTURE FILING**

*(This Mortgage is executed in four (4) original counterparts for concurrent recording in Jerome, Minidoka, Lincoln and Twin Falls Counties, Idaho)*

FOR THE PURPOSE OF FACILITATING THE RECORD HEREOF, THIS MORTGAGE HAS BEEN EXECUTED IN FOUR COUNTERPARTS, EACH OF WHICH SHALL BE TAKEN TO BE AN ORIGINAL, AND ALL OF WHICH TOGETHER OR ANY ONE THEREOF SHALL BE DEEMED TO CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

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

SEE ARTICLE 7 FOR ADDRESS OF GRANTOR AND MORTGAGEE

This mortgage is dated as of February 13, 2019, and is by B&H LAND, LLC, an Idaho limited liability company ("**Grantor**"), to and in favor of BRIGHTHOUSE LIFE INSURANCE COMPANY, a Delaware corporation ("**Mortgagee**").

Mortgagee has agreed to make a loan in the original principal sum of \_\_\_\_\_ (the "**Loan**") to Grantor, B & H FARMING, an Idaho general partnership ("**B & H Farming**"), RANDY ALLEN BAUSCHER ("**R. Bauscher**"), THOMAS RAYMOND HAYNES, a/k/a Thomas R. Haynes and a/k/a Thomas Haynes ("**T. Haynes**"), SUSAN CRYSTAL HAYNES, a/k/a Susan C. Haynes and a/k/a Susan Haynes ("**S. Haynes**"), B & H, INC., an Idaho corporation ("**B & H Inc**"), CERES AG., LLC, an Idaho limited liability company ("**Ceres Ag**"), B&H EQUIPMENT, LLC, an Idaho limited liability company ("**B & H Equipment**"), and B&H PARTNERS, an Idaho general partnership ("**B&H Partners**") (Grantor, B & H Farming, R. Bauscher, T. Haynes, S. Haynes, B & H Inc, Ceres Ag, B & H Equipment, and B&H Partners are individually and collectively, "**Borrower**") under the terms and conditions of the Promissory Note by Borrower in favor of Mortgagee dated as of the date of this mortgage (the "**Note**").

**ARTICLE 1 – GRANT**

To secure repayment of the indebtedness evidenced by the Note and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally mortgages, warrants, grants, bargains, sells, and conveys to Mortgagee, with right of entry and possession, all of Grantor's estate, right, title and interest which Grantor now has or may later acquire in the following, wherever located, and whether constituting real estate or personal property (individually and collectively, the "**Property**"): (1) the real estate and any interest in the real estate located in Jerome County, Lincoln

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT.

THIS INSTRUMENT PREPARED BY:

Virginia M. Pedreira  
Stoel Rives LLP  
600 University Street  
Suite 3600  
Seattle, WA 98101-4109

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Brighthouse Life Insurance Company  
205 E River Park Circle, Suite 430  
Fresno, CA 93720  
Attn: Loan Manager, Western Region

**Instrument # 2190647**

JEROME COUNTY, JEROME, IDAHO  
02-14-2019 02:26:23 PM No. of Pages: 35  
Recorded for: TITLEONE - BURLEY  
MICHELLE EMERSON Fee: \$60.00  
Ex-Officio Recorder Deputy: jw  
Electronically Recorded by Simplifile

# 18322735

Space above this line for Recorder's Use

Loan No: 199812

**MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT,  
AND FIXTURE FILING**

*(This Mortgage is executed in four (4) original counterparts for concurrent recording in Jerome, Minidoka, Lincoln and Twin Falls Counties, Idaho)*

FOR THE PURPOSE OF FACILITATING THE RECORD HEREOF, THIS MORTGAGE HAS BEEN EXECUTED IN FOUR COUNTERPARTS, EACH OF WHICH SHALL BE TAKEN TO BE AN ORIGINAL, AND ALL OF WHICH TOGETHER OR ANY ONE THEREOF SHALL BE DEEMED TO CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

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

SEE ARTICLE 7 FOR ADDRESS OF GRANTOR AND MORTGAGEE

This mortgage is dated as of February 13, 2019, and is by B&H LAND, LLC, an Idaho limited liability company ("**Grantor**"), to and in favor of BRIGHTHOUSE LIFE INSURANCE COMPANY, a Delaware corporation ("**Mortgagee**").

Mortgagee has agreed to make a loan in the original principal sum of \_\_\_\_\_ (the "**Loan**") to Grantor, B & H FARMING, an Idaho general partnership ("**B & H Farming**"), RANDY ALLEN BAUSCHER ("**R. Bauscher**"), THOMAS RAYMOND HAYNES, a/k/a Thomas R. Haynes and a/k/a Thomas Haynes ("**T. Haynes**"), SUSAN CRYSTAL HAYNES, a/k/a Susan C. Haynes and a/k/a Susan Haynes ("**S. Haynes**"), B & H, INC., an Idaho corporation ("**B & H Inc**"), CERES AG., LLC, an Idaho limited liability company ("**Ceres Ag**"), B&H EQUIPMENT, LLC, an Idaho limited liability company ("**B & H Equipment**"), and B&H PARTNERS, an Idaho general partnership ("**B&H Partners**") (Grantor, B & H Farming, R. Bauscher, T. Haynes, S. Haynes, B & H Inc, Ceres Ag, B & H Equipment, and B&H Partners are individually and collectively, "**Borrower**") under the terms and conditions of the Promissory Note by Borrower in favor of Mortgagee dated as of the date of this mortgage (the "**Note**").

**ARTICLE 1 – GRANT**

To secure repayment of the indebtedness evidenced by the Note and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally mortgages, warrants, grants, bargains, sells, and conveys to Mortgagee, with right of entry and possession, all of Grantor's estate, right, title and interest which Grantor now has or may later acquire in the following, wherever located, and whether constituting real estate or personal property (individually and collectively, the "**Property**"): (1) the real estate and any interest in the real estate located in Jerome County, Lincoln

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

TWIN FALLS COUNTY  
RECORDED FOR:  
TITLEONE - BURLEY  
02:36:46 PM 02-14-2019  
**2019002012**

NO. PAGES 35 FEE: \$60.00  
KRISTINA GLASCOCK  
COUNTY CLERK

DEPUTY: CA  
Electronically Recorded by Simplifile

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

THIS INSTRUMENT PREPARED BY:

Virginia M. Pedreira  
Stoel Rives LLP  
600 University Street  
Suite 3600  
Seattle, WA 98101-4109

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Brighthouse Life Insurance Company  
205 E River Park Circle, Suite 430  
Fresno, CA 93720

Attn: Loan Manager, Western Region

# 18322735

Space above this line for Recorder's Use

Loan No: 199812

**MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT,  
AND FIXTURE FILING**

*(This Mortgage is executed in four (4) original counterparts for concurrent recording in Jerome, Minidoka, Lincoln and Twin Falls Counties, Idaho)*

FOR THE PURPOSE OF FACILITATING THE RECORD HEREOF, THIS MORTGAGE HAS BEEN EXECUTED IN FOUR COUNTERPARTS, EACH OF WHICH SHALL BE TAKEN TO BE AN ORIGINAL, AND ALL OF WHICH TOGETHER OR ANY ONE THEREOF SHALL BE DEEMED TO CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

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

SEE ARTICLE 7 FOR ADDRESS OF GRANTOR AND MORTGAGEE

This mortgage is dated as of February 13, 2019, and is by B&H LAND, LLC, an Idaho limited liability company ("**Grantor**"), to and in favor of BRIGHTHOUSE LIFE INSURANCE COMPANY, a Delaware corporation ("**Mortgagee**").

Mortgagee has agreed to make a loan in the original principal sum of \_\_\_\_\_ ) (the "**Loan**") to Grantor, B & H FARMING, an Idaho general partnership ("**B & H Farming**"), RANDY ALLEN BAUSCHER ("**R. Bauscher**"), THOMAS RAYMOND HAYNES, a/k/a Thomas R. Haynes and a/k/a Thomas Haynes ("**T. Haynes**"), SUSAN CRYSTAL HAYNES, a/k/a Susan C. Haynes and a/k/a Susan Haynes ("**S. Haynes**"), B & H, INC., an Idaho corporation ("**B & H Inc**"), CERES AG., LLC, an Idaho limited liability company ("**Ceres Ag**"), B&H EQUIPMENT, LLC, an Idaho limited liability company ("**B & H Equipment**"), and B&H PARTNERS, an Idaho general partnership ("**B&H Partners**") (Grantor, B & H Farming, R. Bauscher, T. Haynes, S. Haynes, B & H Inc, Ceres Ag, B & H Equipment, and B&H Partners are individually and collectively, "**Borrower**") under the terms and conditions of the Promissory Note by Borrower in favor of Mortgagee dated as of the date of this mortgage (the "**Note**").

**ARTICLE 1 – GRANT**

To secure repayment of the indebtedness evidenced by the Note and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally mortgages, warrants, grants, bargains, sells, and conveys to Mortgagee, with right of entry and possession, all of Grantor's estate, right, title and interest which Grantor now has or may later acquire in the following, wherever located, and whether constituting real estate or personal property (individually and collectively, the "**Property**"): (1) the real estate and any interest in the real estate located in Jerome County, Lincoln

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

THIS INSTRUMENT PREPARED BY:  
Virginia M. Pedreira  
Stoel Rives LLP  
600 University Street  
Suite 3600  
Seattle, WA 98101-4109

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
Brighthouse Life Insurance Company  
205 E River Park Circle, Suite 430  
Fresno, CA 93720  
Attn: Loan Manager, Western Region

# 18322735

Space above this line for Recorder's Use

Loan No: 199812

**MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT,  
AND FIXTURE FILING**

*(This Mortgage is executed in four (4) original counterparts for concurrent recording in Jerome, Minidoka, Lincoln and Twin Falls Counties, Idaho)*

FOR THE PURPOSE OF FACILITATING THE RECORD HEREOF, THIS MORTGAGE HAS BEEN EXECUTED IN FOUR COUNTERPARTS, EACH OF WHICH SHALL BE TAKEN TO BE AN ORIGINAL, AND ALL OF WHICH TOGETHER OR ANY ONE THEREOF SHALL BE DEEMED TO CONSTITUTE BUT ONE AND THE SAME INSTRUMENT.

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

**SEE ARTICLE 7 FOR ADDRESS OF GRANTOR AND MORTGAGEE**

This mortgage is dated as of February 13, 2019, and is by B&H LAND, LLC, an Idaho limited liability company ("**Grantor**"), to and in favor of BRIGHTHOUSE LIFE INSURANCE COMPANY, a Delaware corporation ("**Mortgagee**").

Mortgagee has agreed to make a loan in the original principal sum of (the "**Loan**") to Grantor, B & H FARMING, an Idaho general partnership ("**B & H Farming**"), RANDY ALLEN BAUSCHER ("**R. Bauscher**"), THOMAS RAYMOND HAYNES, a/k/a Thomas R. Haynes and a/k/a Thomas Haynes ("**T. Haynes**"), SUSAN CRYSTAL HAYNES, a/k/a Susan C. Haynes and a/k/a Susan Haynes ("**S. Haynes**"), B & H, INC., an Idaho corporation ("**B & H Inc**"), CERES AG., LLC, an Idaho limited liability company ("**Ceres Ag**"), B&H EQUIPMENT, LLC, an Idaho limited liability company ("**B & H Equipment**"), and B&H PARTNERS, an Idaho general partnership ("**B&H Partners**") (Grantor, B & H Farming, R. Bauscher, T. Haynes, S. Haynes, B & H Inc, Ceres Ag, B & H Equipment, and B&H Partners are individually and collectively, "**Borrower**") under the terms and conditions of the Promissory Note by Borrower in favor of Mortgagee dated as of the date of this mortgage (the "**Note**").

**ARTICLE 1 – GRANT**

To secure repayment of the indebtedness evidenced by the Note and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally mortgages, warrants, grants, bargains, sells, and conveys to Mortgagee, with right of entry and possession, all of Grantor's estate, right, title and interest which Grantor now has or may later acquire in the following, wherever located, and whether constituting real estate or personal property (individually and collectively, the "**Property**"): (1) the real estate and any interest in the real estate located in Jerome County, Lincoln

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

County, Minidoka County and Twin Falls County, Idaho, and described in EXHIBIT A (the "**Land**"); (2) buildings, structures, improvements, and fixtures now or hereafter erected on, affixed or attached to the Land, including all farm products storage and handling units and equipment, and fences, gates and loading chutes (the "**Improvements**"); (3) (A) wells, irrigation and drainage pumps, motors, pipes, windmills, frost protection equipment, center pivot irrigators, sprinklers, drip line and emitters, filters, water measurement meters and control structures and other watering and irrigation equipment, including, without limitation, the equipment described on EXHIBIT B; and (B) all other equipment now or hereafter affixed or installed in any manner on the Land or the Improvements or used in connection with the operation of the Property (other than rolling stock and implements customarily towed) (the "**Equipment**"); (4) easements, rights-of-way, and other rights and entitlements appurtenant to the Land or used in connection with the Land or as a means of access thereto; (5) other tenements, hereditaments and appurtenances to the Land; (6) rights to the use and enjoyment of water, whether surface or subsurface, whether riparian, appropriative, prescriptive or otherwise, and whether or not appurtenant, now or hereafter relating or available to the Land or Improvements or used in connection therewith: (A) water allocations, water banking rights or interests, carryover rights, supplemental water, storage and exchange rights drainage rights, distribution rights, storage rights, delivery rights, and other water-related rights or entitlements, whether available through any public or private irrigation projects, companies, districts, agencies or otherwise, together with all shares of stock evidencing any such rights or entitlements, and all voting rights and other rights and privileges that now or hereafter may exist with respect to such stock or with respect to participation, membership, or other involvement in any such projects, companies, districts, or agencies; (B) water and water inventory in storage; (C) rights under well, pump and filter sharing agreements; and (D) all easements, permits, licenses, leases, contracts, grants, reservations and any other rights and entitlements, however created, to drill, install and maintain wells, pumps and pipeline systems, or to use, appropriate, pump, extract, receive, transport, store or transfer water, including without limitation, the rights described on EXHIBIT C, attached hereto ("**Water Rights**"); (7) shares, and 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, including the shares described on EXHIBIT C, and any other certificated and uncertificated securities, securities entitlements, securities accounts and commodities accounts; (8) coal, oil, gas, and other hydrocarbon substances, geothermal resources, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under or produced from the Land and other coal, oil, gas, geothermal, and mineral interests with which any of the foregoing interests or estates are pooled or unitized and other "as-extracted collateral"; (9) timber now or hereafter standing on or cut from the Land; (10) leases, subleases, licenses and other agreements, granting a possessory interest in and to, or the right to extract, mine, reside in, sell, or use the Property, (individually and collectively, the "**Leases**"); (11) permits and licenses relating or pertaining to the use or enjoyment of the Property; (12) 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 ("**Insurance Claims**"); (13) 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 Land or Improvements ("**Condemnation Awards**"); (14) accessions, attachments and other additions to, substitutes or replacements for, all proceeds and products of, the Property; and (15) books, records and files relating to the Property, including computer readable memory and data and any computer software or hardware reasonably necessary to access and process such memory and data.

## ARTICLE 2 - ASSIGNMENT OF RENTS

Grantor irrevocably and unconditionally assigns Mortgagee all rents and other benefits derived from the Leases, and all other issues, profits, royalties, bonuses, income and other proceeds of the Property, whether now due, past due or to become due, including all prepaid rents, security deposits and other supporting obligations (collectively, the "**Rents**").

Notwithstanding the provisions of this Article 2, Mortgagee confers upon Grantor a revocable license to collect and retain the Rents as they become due and payable, so long as there is no Event of Default (the

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

**"License").** If an Event of Default has occurred, Mortgagee may terminate the License without notice to or demand upon Grantor.

Subject to the License, Mortgagee has the right, power and authority to collect any and all Rents. Mortgagee, by its acceptance of this mortgage does not assume any duty or obligation under the Leases.

All lessees under the Leases are hereby irrevocably authorized and notified by Grantor to rely upon and to comply with (and are fully protected in so doing) any notice or demand by Mortgagee for the payment to Mortgagee of Rents, or for the performance of any of lessees' undertakings under the Leases, and lessees shall have no right or duty to inquire as to whether any Event of Default has actually occurred or is then existing hereunder. Subject to the License, Mortgagee may notify any person that the Leases have been assigned to Mortgagee and that all Rents are to be paid directly to Mortgagee, whether or not Mortgagee has commenced or completed foreclosure of or taken possession of the Property.

Mortgagee may apply all amounts received by it pursuant to this assignment to pay any of the following in such order and amounts as Mortgagee deems appropriate: (1) Secured Obligations; (2) expenses of leasing, operating, maintaining and managing the Property, including without limitation, salaries, fees, commissions and wages of a managing agent and such other employees, agents or independent contractors as Mortgagee deems necessary or desirable; (3) taxes, charges, claims, assessments, any other liens, and premiums for insurance relating to the Property that Mortgagee deems necessary or desirable; and (4) the cost of alterations, renovations, repairs or replacements, and expenses incident to taking and retaining possession of the Property.

### ARTICLE 3 – SECURITY AGREEMENT/FIXTURE FILING

Grantor grants Mortgagee a security interest in and pledges and assigns to Mortgagee all of Grantor's right, title and interest in all Property that may be characterized as personal property (the **"Personalty"**). Grantor authorizes Mortgagee to file any UCC financing statements required by Mortgagee, from time to time, to perfect Mortgagee's security interest in the Property.

The address adjacent to Grantor's signature below, (a) if Grantor is an individual, is Grantor's principal residence; (b) if Grantor is other than an individual and has only one place of business, is Grantor's principle place of business; and (c) if Grantor is anything other than an individual and has more than one place of business, is Grantor's chief executive office. The address for Mortgagee in Article 7 is its address as secured party under the Uniform Commercial Code as adopted in the Governing Law State (the **"UCC"**).

This mortgage constitutes a financing statement filed as a fixture filing under the UCC, covering any Property which now is or later may become a fixture attached to the Land or any Improvement. For this purpose, the "debtor" is Grantor, the "secured party" is Mortgagee and the collateral is the Property.

### ARTICLE 4 – SECURED OBLIGATIONS

Grantor makes the mortgage, grant, conveyance, transfer and assignment in Article 1, makes the irrevocable and absolute assignment in Article 2, and grants the security interest under Article 3 to secure payment and performance of the following obligations (individually and collectively, the **"Secured Obligations"**): ~~(1) all Obligations (as defined in the Note); (2) all obligations of Grantor under this mortgage; (3) all modifications, amendments, extensions, and renewals, however evidenced, of any of the Secured Obligations; and (4) any of the foregoing that arises after the filing of a petition by or against Grantor under an insolvency or bankruptcy proceeding.~~

**Future Secured Obligations.** The Secured Obligations include future advances made by Mortgagee for any purpose, and all other future Secured Obligations. Those future advances and other future Secured Obligations, together with interest thereon, are secured by this mortgage 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. Nothing in this Section will constitute a commitment to make additional or future advances in any amount.

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

**General.** The scheduled maturity date of the Note is December 1, 2038. 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 Note, this mortgage and all other agreements and instruments evidencing and or securing the Loan (individually and collectively, the "**Loan Documents**"; provided, however, the Loan Documents specifically do not include the Unsecured Environmental Indemnity Agreement, dated as of the date hereof between, without limitation, Grantor and Mortgagee; that agreement, the "**Environmental Indemnity**"). The Loan Documents may include terms which permit or provide that the rate of interest on one or more of the Secured Obligations may vary from time to time. The obligations secured hereby may provide for the interest rate, payment terms, or balance due to be indexed, adjusted, renewed or renegotiated. This mortgage does not secure any indebtedness, liability or obligation that is expressly stated to be unsecured.

#### ARTICLE 5 – WARRANTY AND COVENANTS

**Warranty of Title.** Grantor represents and warrants that, other than the exceptions to title expressly listed on a schedule of exceptions to coverage in the final commitment for title insurance or pro forma policy of title insurance accepted by Mortgagee prior to the Closing (defined in the Note), Grantor lawfully possesses and holds fee simple title to all of the Land and Improvements; and that Grantor has the right, power and authority to mortgage, grant, convey and assign the Property. 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.

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

**Maintenance of Property.** Grantor shall: maintain and preserve all rights and privileges Grantor now has in the Property; make any repairs, renewals or replacements to keep the Property in good working condition and repair; operate the Property, whether improved pastures, orchards, groves, grazing, timber, or crop lands, in a good and husband-like manner in accordance with accepted principles of sound agricultural and forestry practices in the area in which the Land is located; 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 remove nor permit the removal of any oil, gas, mineral, stone, rock, clay, or gravel owned by Grantor, or any timber, buildings, top soil, or fertilizer, without the prior written consent of Mortgagee.

**Water Rights.** Grantor shall maintain the Water Rights during the term of the Loan at a level and of a nature sufficient to provide the continuing, enforceable right to receive irrigation water on the Property from such sources, in such quantities and at such times and locations as has historically been available to the Property without interruption or substantially increased cost and in any event sufficient to provide adequate water and/or drainage to continue the current and proposed agricultural operations on the Property. All existing Water Rights benefiting or available to the Property shall be maintained in full force and effect for the benefit of the Property by Grantor and applied to beneficial use so as to maintain the validity and priority of such rights. Grantor shall fully comply with, and not permit a default to occur under any water licenses, permits or delivery contracts used to provide water to the Property, and shall timely exercise all renewal or extension rights in such contracts. Grantor shall not modify, amend or terminate any Water Rights without Beneficiary's prior written consent. Grantor shall comply with the rules, regulations and ordinances of any water district, water agency or groundwater management agency in which the Property or any portion thereof is located and pay all related fees and assessments prior to delinquency. All irrigation wells and related facilities used to deliver irrigation water to any portion of the Property shall remain physically located within the boundaries of such Property or the subject of valid, enforceable easements appurtenant to the Property and encumbered hereby. If the use of any irrigation facilities or water serving the Property requires consent or the use of other property, Grantor shall maintain in effect all requisite easements or other legally enforceable and assignable rights to use such facilities and/or water to service the Property. Grantor shall notify Beneficiary if the irrigation water supply

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

to any portion of the Property is interrupted or subject to interruption for any reason other than temporarily for routine maintenance or repairs in a manner that does not impair the operation of the Property.

**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.

**Taxes and Assessments** Grantor shall pay prior to delinquency all taxes, levies, charges and assessments 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, and 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 Loan Documents, together with any and all interest and penalties thereon (individually and collectively, "Imposition"). 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 a 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: (1) Mortgagee is satisfied that neither the Property nor any part thereof or interest therein will be in danger of being sold, forfeited, or lost as a result of such contest; and (2) Grantor shall have posted a bond or furnished such other security required from time to time by Mortgagee.

**Damages and Insurance and Condemnation Awards** Mortgagee may, at its option: (1) 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 Mortgagee may make any compromise or settlement of the action or proceeding; (2) participate in any action or proceeding relating to any Condemnation Award; and (3) 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. Mortgagee may apply those proceeds first toward reimbursement of all of Mortgagee's costs and expenses, including Legal Fees (defined in the Note), incurred in connection with such recovery. 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 WITH RESPECT TO ALLOCATION OF CONDEMNATION AWARDS BETWEEN A PROPERTY OWNER AND A LIENHOLDER.

**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 Environmental Indemnity, and otherwise to determine Grantor's compliance with this mortgage.

**Prohibited Transfers** Grantor agrees that a material factor in Mortgagee's decision to enter into the Loan Documents is the expertise, financial status and other characteristics of Grantor. Grantor 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: (1) any sale, contract to sell, conveyance, encumbrance, pledge, mortgage, or other transfer of all or any material part or interest of the Property, whether voluntary, involuntary, by operation of law or otherwise; provided, however, Grantor may sell or dispose of fixtures and Equipment in the ordinary course of their business so long as such items are replaced with items of equal or greater value and utility; (2) if Grantor is a corporation, any transfer or transfers of shares of more than ten percent (or such other portion, if any, permitted under the Note) of the voting power or the direct or indirect beneficial ownership of Grantor, on a cumulative basis, or any dissolution of the corporation; (3) if Grantor is a partnership, withdrawal or removal of any general partner, dissolution of the partnership under applicable law, or any transfer or

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

transfers of more than ten percent (or such other portion, if any, permitted under the Note) of the partnership interests, on a cumulative basis; (4) if Grantor is a limited liability company, withdrawal or removal of any manager or managing member, termination of the limited liability company or any transfer or transfers of more than ten percent (or such other portion, if any, permitted under the Note) of the voting power or the ownership of the economic interest in the Grantor, on a cumulative basis; or (5) if Grantor is a trust, withdrawal or removal of any trustee or revocation of the trust.

**Prohibited Transfer Rate.** If there is a Prohibited Transfer, Mortgagee may deem the principal balance of the Loan and, to the extent permitted by applicable law, all other Obligations, increase at the Contract Rate (as defined in the Note) by 2.000% per annum, retroactive to the date of the Prohibited Transfer. Mortgagee's rights under this Section are an option available to Mortgagee, and unless elected by Mortgagee, a Prohibited Transfer will constitute an Event of Default and all Obligations will bear interest at the Default Rate (as defined in the Note).

**Compensation and Reimbursement of Costs and Expenses.** Grantor shall pay (1) for any services rendered in connection with this mortgage; (2) all of Mortgagee's costs and expenses incurred in rendering any such services; and (3) all costs, expenses and other advances incurred or made by Mortgagee in an effort to enforce the terms of this mortgage or protect the Property, whether any lawsuit is filed or not, including any bankruptcy or other voluntary or involuntary proceeding, in or out of court, or in defending any action or proceeding arising under or relating to this mortgage, including Legal Fees, and costs of any Foreclosure Sale. If Mortgagee chooses to dispose of Property through more than one Foreclosure Sale, Grantor must pay all costs, expenses or other advances incurred by Mortgagee in each of those Foreclosure Sales.

**Indemnification.** GRANTOR SHALL INDEMNIFY MORTGAGEE AGAINST AND SHALL HOLD MORTGAGEE HARMLESS FROM ALL LOSSES, DAMAGES, LIABILITIES, CLAIMS, CAUSES OF ACTION, JUDGMENTS, COURT COSTS, LEGAL FEES, COST OF EVIDENCE OF TITLE, COST OF EVIDENCE OF VALUE, AND OTHER COSTS AND EXPENSES WHICH MORTGAGEE MAY SUFFER OR INCUR: (1) IN PERFORMING ANY ACT REQUIRED OR PERMITTED BY THIS MORTGAGE OR ANY OF THE OTHER LOAN DOCUMENTS OR BY LAW; (2) BECAUSE OF ANY FAILURE OF GRANTOR TO PAY OR PERFORM ANY OF THE SECURED OBLIGATIONS; OR (3) BECAUSE OF ANY ALLEGED OBLIGATION OF OR UNDERTAKING BY MORTGAGEE 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 LOAN DOCUMENTS); EXCEPT THAT GRANTOR SHALL HAVE NO OBLIGATION TO MORTGAGEE UNDER THIS SECTION WITH RESPECT TO ITEMS RESULTING FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF MORTGAGEE AS DETERMINED BY A COURT OF COMPETENT JURISDICTION. THIS AGREEMENT BY GRANTOR TO INDEMNIFY MORTGAGEE SURVIVES THE RELEASE AND CANCELLATION OF ANY OR ALL OF THE SECURED OBLIGATIONS AND THE FULL OR PARTIAL RELEASE OF THIS MORTGAGE.

**Payments Due Under This Mortgage.** Grantor must pay all obligations to pay money arising under this mortgage immediately upon demand by Mortgagee. Each such obligation shall bear interest from the date the obligation arises at the Default Rate (as defined in the Note).

## ARTICLE 6 – EVENTS OF DEFAULT AND REMEDIES

**Events of Default.** The following each shall be an event of default under this mortgage (an "Event of Default"): (1) an Event of Default (as defined in the Note); (2) a Prohibited Transfer; (3) if Grantor is in default beyond applicable notice and grace periods under any other mortgage, deed of trust, deed to secure debt or other security agreement covering any part of the Property, whether it be superior or junior in lien to this mortgage; (4) for more than ten days after notice from Mortgagee, Grantor is in default under any term, covenant or condition of this mortgage not separately described as an Event of Default, which can be cured by the payment of a sum of money; or (5) for 30 days after notice from Mortgagee, Grantor is in default under any term, covenant or condition of this mortgage not separately described as an Event of Default; provided that if: (A) it is reasonably certain that the default cannot be cured by

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

Grantor within that 30 day period; and (B) 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.

**Remedies.** At any time after an Event of Default, Mortgagee may invoke any and all of the rights and remedies described below. All of such rights and remedies are cumulative, and the exercise of any one or more of them does not constitute an election of remedies. At any time after an Event of Default.

**Acceleration.** Mortgagee may declare any or all of the Secured Obligations to be due and payable immediately.

**Receiver.** Mortgagee 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 of all or any portion of the Secured Obligations, or of any person liable for the payment of the Secured Obligations. 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 GRANTOR AGREES TO NOT OPPOSE SUCH APPOINTMENT.

**Entry.** To the extent permitted by applicable law, Mortgagee, in person, by agent or by court-appointed receiver, may enter, take possession of, manage and operate all or any part of the Property, and may also 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. Such other things may include: taking and possessing all of Grantor's or the then owner's books and records; entering into, enforcing, modifying, or canceling leases on such terms and conditions as Mortgagee may consider proper; obtaining and evicting tenants; fixing or modifying rents; collecting and receiving any payment of money owing to Grantor; completing any unfinished construction; and/or contracting for and making repairs and alterations. If Mortgagee so requests, Grantor will assemble all of the Property that has been removed from the Land and make all of it available to Mortgagee at the site of the Land. 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. Regardless of any provision of this mortgage or the other Loan Documents, 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 in accordance with the UCC.

**Cure; Protection of Security.** Mortgagee may cure any breach or default of Grantor, and if Mortgagee chooses to do so in connection with any such cure, Mortgagee may also enter the Property and/or do any and all other things which it considers necessary or appropriate to protect the security of this mortgage. Such other things may include: (1) appearing in and/or defending any action or proceeding which purports to affect the security of, or the rights or powers of Mortgagee under, this mortgage; (2) paying, purchasing, contesting or compromising any encumbrance, charge, lien or claim of lien which in Mortgagee's judgment is or may be senior in priority to this mortgage, such judgment of Mortgagee to be conclusive as among the parties to this mortgage; (3) obtaining insurance and/or paying any premiums or charges for insurance required to be carried under the Note; (4) otherwise caring for and protecting any and all of the Property; and/or (5) employing counsel, accountants, contractors and other appropriate persons to assist Mortgagee. Mortgagee may take any of the actions permitted under this Article either with or without giving notice to any person. Notwithstanding the foregoing, in no event will Mortgagee have any obligation to take any of the actions set forth in this Section.

**Uniform Commercial Code Remedies.** Mortgagee may exercise any or all of the remedies granted to a secured party under the UCC. To the extent that applicable law imposes the duty on Mortgagee to exercise remedies in a commercially reasonable manner, Grantor acknowledges and agrees that it is not

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

commercially unreasonable for Mortgagee to: (1) fail to incur expenses reasonably deemed significant by Mortgagee to prepare the Personalty for disposition or to fail to complete raw material or work in process into finished goods or other finished products for disposition; (2) fail to exercise collection remedies against account debtors or other persons obligated on the Personalty (directly or through the use of collection specialists), or to fail to remove liens, encumbrances or adverse claims against the Personalty; (3) advertise dispositions of the Personalty through publications or media of general circulation, whether or not the Personalty is of a specialized nature; (4) contact persons for expressions of interest in acquiring all or any portion of the Personalty; (5) hire professional auctioneers to assist in the disposition of the Personalty, whether or not the Personalty is of a specialized nature; (6) dispose of the Personalty by utilizing Internet sites that provide for or are reasonably capable of the auction of assets of the types included in the Personalty; (7) dispose of the Personalty in wholesale rather than retail markets; (8) disclaim disposition warranties; (9) purchase insurance or credit enhancements to insure Mortgagee against risks of loss, collection or disposition of the Personalty or to provide to Mortgagee a guaranteed return from the collection or disposition of the Personalty; or (10) sell any Personalty jointly with any of the Property or to sell any Personalty in a sale separate from a sale of any of the Property. Grantor acknowledges that the purpose of this Section is to provide a non-exhaustive indication of what actions or omissions by Mortgagee would fulfill Mortgagee's duties under the UCC in Mortgagee's exercise of remedies against the Personalty, and that other actions or omissions by Mortgagee shall not be deemed to fail to fulfill such duties solely on account of not being expressly included or indicated in this Section.

**Judicial Action.** Mortgagee may bring an action in any court of competent jurisdiction to foreclose this mortgage in the manner provided under applicable law for the foreclosure of mortgages on real property or to obtain specific enforcement of any of the covenants or agreements of this mortgage.

**Sales of Personal 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. If it chooses to do so, Mortgagee may dispose of any Personalty separately from the sale of real property, in any manner permitted by Article 9 of the UCC, including any public or private sale, or in any manner permitted by any other applicable law. Any proceeds of any such disposition shall not cure any Event of Default or reinstate any Secured Obligation.

**Single or Multiple Foreclosure Sales.** If the Property consists of more than one lot, parcel or item of property, in connection with any sale of the Property described in or permitted under this Article, Mortgagee may: (1) designate the order in which the lots, parcels and/or items shall be sold or disposed of or offered for sale or disposition; and (2) 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 Mortgagee may deem to be in its best interests (any such sale or disposition, a "**Foreclosure Sale**"). 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 liens 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.

**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.

**Credit Bids.** At any Foreclosure Sale, any person, including Grantor or Mortgagee, 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 may settle for the purchase price by crediting the sales price of the Property against the following obligations: first, the portion of the Secured Obligations attributable to the expenses of sale, costs of any action and any other sums for which Grantor is obligated to reimburse Mortgagee; and second, all other Secured Obligations in any order and proportions as Mortgagee may choose.

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

**Application of Foreclosure Sale Proceeds, Rents and Other Sums.** Mortgagee shall apply the proceeds of any Foreclosure Sale to pay (or reimburse Mortgagee for payment of) the Secured Obligations in any order and proportions as Mortgagee may choose, with the surplus, if any, to be paid over to Grantor. Mortgagee has no liability for any funds which it does not actually receive.

**Waivers.** Grantor waives: (1) any right to require Mortgagee to proceed against Borrower, proceed against or exhaust any security held from Borrower, or pursue any other remedy in Mortgagee's power to pursue; (2) any defense based on any legal disability of Borrower, any discharge or limitation of the liability of Borrower to Mortgagee, 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 Grantor's obligations exceed or are more burdensome than those of Borrower; (3) 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 Borrower, and demands and notices of every kind; (4) any defense based on or arising out of any defense that Borrower may have to the payment or performance of the Secured Obligations or any part of it; and (5) 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 may have against Borrower, and all rights to participate in any security now or later to be held by Mortgagee for the Secured Obligations. Grantor waives all rights and defenses that Grantor may have because the Secured Obligations may be secured by real property other than the Property hereby encumbered. This is an unconditional and irrevocable waiver of any rights and defenses Grantor may have because the Secured Obligations may be secured by real property other than the Property. Grantor waives 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. No provision or waiver in this mortgage shall be construed as limiting the generality of any other provision or waiver contained in this mortgage.

**Information.** Grantor is solely responsible for keeping informed of Borrower's financial condition and business operations and all other circumstances affecting Borrower's ability to pay and perform its obligations to Mortgagee, and agrees that Mortgagee will have no duty to disclose to Grantor any information which Mortgagee may receive about Borrower's financial condition, business operations, or any other circumstances bearing on its ability to perform.

**No Mortgagee in Possession.** Neither the enforcement of any of the remedies under this Article, the assignment of the Rents and Leases under Article 2, the security interests under Article 3, nor any other remedies afforded to Mortgagee under the Loan Documents, at law or in equity shall cause Mortgagee to be deemed or construed to be a mortgagee in possession of the Property, to obligate Mortgagee to lease the Property or attempt to do so, or to take any action, incur any expense, or perform or discharge any obligation, duty or liability whatsoever under any of the Leases or otherwise.

## ARTICLE 7 – MISCELLANEOUS

**Notices.** All notices, approvals, consents, and other communications, under this mortgage ("Notices") must be in writing and mailed or delivered to the address specified herein. All Notices will be deemed to be given or made upon the earlier to occur of: (1) actual receipt by the intended recipient; or (2) (A) if delivered by hand or by courier, upon delivery; or (B) if delivered by mail, four Business Days after deposit in the U.S. mail, properly addressed, postage prepaid; except that notices and other communications to Mortgagee will not be effective until actually received by Mortgagee. Notices must be mailed or delivered, if to Grantor, to the address adjacent Grantor's signature below; if to Mortgagee, to Brighthouse Life Insurance Company, Agricultural Investments, 10801 Mastin Blvd., Ste. 930, Overland Park, KS 66210, Attn: Director, with a carbon copy to Brighthouse Life Insurance Company, Agricultural Investments, 205 E River Park Circle, Ste. 430, Fresno, CA 93720, Attn: Director.

**Entire Agreement.** This mortgage and the other Loan Documents collectively: (1) represent the sum of the understandings and agreements between Mortgagee and Grantor concerning the Loan; (2) replace

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

any prior oral or written agreements between Mortgagee and Grantor concerning the Loan; and (3) are intended by Mortgagee and Grantor as the final, complete and exclusive statement of the terms agreed to by them.

**No Waiver or Cure.** Each waiver by Mortgagee 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 to take action on account of any default of Grantor. Consent by Mortgagee 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 consent to be obtained in any future or other instance. The exercise by Mortgagee of any right or remedy under this mortgage or the other Loan 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 Loan Documents, have been cured); or impair the security of this mortgage; or prejudice Mortgagee 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 of any tenancy, lease or option, or a subordination of the lien of this mortgage.

**Merger.** No merger shall occur as a result of Mortgagee's acquiring any other estate in or any other lien on the Property.

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

**Waiver of Marshalling.** Grantor waives all rights, legal and equitable, it may now or hereafter have to require marshalling of assets or to require upon foreclosure sales of assets in a particular order in connection with such doctrine of marshalling. 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.

**Waiver of Certain Other Laws.** To the extent permitted by applicable law, Grantor shall not at any time insist upon, plead, claim or take the benefit or advantage of any applicable law providing for appraisal, valuation, stay, extension, equity or redemption, any statutory or common law right of redemption, and all other exemptions, 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 (including, without limitation, any common law or statutory right of redemption), and all other exceptions, as well as 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. WITHOUT LIMITATION, IF THE UNDERSIGNED GRANTOR, OR ANY OF THEM, IS A CORPORATION, GRANTOR HEREBY RELEASES AND WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY JUDGMENT OF FORECLOSURE AND EACH OF THE ITEMS WAIVED AND RELEASED ABOVE, ON BEHALF OF GRANTOR, AND EACH AND EVERY PERSON ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY, SUBSEQUENT TO THE DATE OF THIS MORTGAGE, AND ON BEHALF OF ALL OF THE PERSONS TO THE EXTENT PERMITTED BY APPLICABLE LAW OF THE STATE OF IDAHO.

**Joint and Several Obligations.** If Grantor consists of more than one person, each Grantor (1) acknowledges and undertakes, together with every other Grantor, joint and several liability for the indebtedness, liabilities and obligations of Grantor under this mortgage; (2) 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 (3) agrees that its liability hereunder and under any other Loan Document shall be absolute, unconditional, continuing and irrevocable. GRANTOR EXPRESSLY WAIVES ANY REQUIREMENT THAT MORTGAGEE EXHAUST ANY RIGHT, POWER OR REMEDY AND PROCEED AGAINST ANY OTHER GRANTOR UNDER THIS MORTGAGE, OR ANY OTHER LOAN DOCUMENTS,

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

OR AGAINST ANY OTHER PERSON UNDER ANY GUARANTY OF, OR SECURITY FOR, ANY OF THE SECURED OBLIGATIONS.

**Governing Law/Jurisdiction and Venue.** This mortgage shall be governed exclusively by the laws of the State of Idaho without regard or reference to its conflict of laws principles.

**General.** This mortgage may not be amended, changed, modified, altered or terminated without the prior written consent of Mortgagee. 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. Mortgagee is authorized to execute any other documents or take any other actions necessary to effectuate this mortgage and the consummation of the transactions contemplated herein. 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. When all Secured Obligations have been paid in full, Mortgagee shall execute and deliver to Grantor, a release of the Property from the lien of this mortgage. Headings and captions are provided for convenience only and do not affect the meaning of the text which follows.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

[SIGNATURE PAGE TO MORTGAGE]

GRANTOR BY EXECUTION AND DELIVERY OF THIS MORTGAGE TO MORTGAGEE, AND MORTGAGEE, BY ACCEPTANCE HEREOF, TO THE EXTENT PERMITTED BY APPLICABLE LAW (1) 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: (A) THIS MORTGAGE; OR (B) ANY OTHER LOAN DOCUMENT, WHETHER ARISING IN CONTRACT, TORT OR BY STATUTE (INDIVIDUALLY AND COLLECTIVELY, A "CONTROVERSY OR CLAIM"); AND (2) 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 MORTGAGEE ENTERING INTO THE NOTE AND OTHER LOAN DOCUMENTS.

Grantor is executing this mortgage effective as of the day and year first written above.

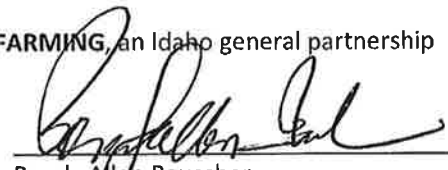
**GRANTOR/BORROWER:**

**Address for notices:**

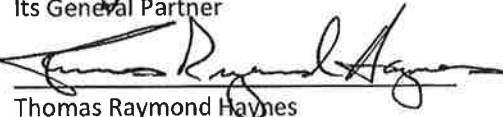
P.O. Box 123  
Rupert, Idaho 83350

**B & H FARMING**, an Idaho general partnership

By:

  
Randy Allen Bauscher  
Its General Partner

By:

  
Thomas Raymond Haynes  
Its General Partner

**Address for notices:**

111 Pelican Drive  
Rupert, Idaho 83350

  
**RANDY ALLEN BAUSCHER** (also known as Randy Bauscher, also known as Randy A. Bauscher)

**Address for notices:**

1502 Meadowbrook Lane  
Rupert, Idaho 83350

  
**THOMAS RAYMOND HAYNES** (also known as Thomas Haynes, also known as Thomas R. Haynes)

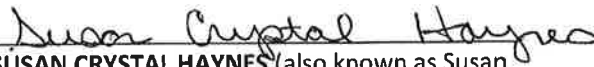
RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

Address for notices:

1502 Meadowbrook Lane  
Rupert, Idaho 83350

  
**SUSAN CRYSTAL HAYNES** (also known as Susan  
Haynes, also known as Susan C. Haynes)

Address for notices:

P.O. Box 123  
Rupert, Idaho 83350

**B & H, INC.**, an Idaho corporation

By:

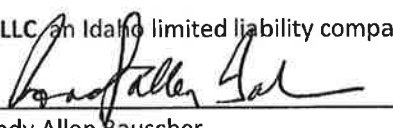
  
Randy Allen Bauscher  
Its President

Address for notices:

P.O. Box 123  
Rupert, Idaho 83350

**CERES AG, LLC** an Idaho limited liability company

By:

  
Randy Allen Bauscher  
Its Member

By:

  
Thomas Raymond Haynes  
Its Member

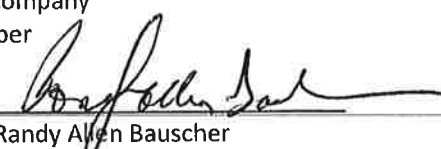
Address for notices:

P.O. Box 123  
Rupert, Idaho 83350

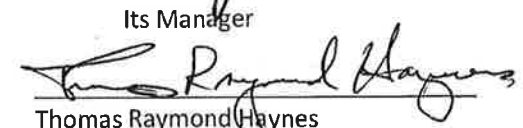
**B&H LAND, LLC**, an Idaho limited liability company

By: Bauscher Investments, LLC, an Idaho limited  
liability company  
Its Member

By:

  
Randy Allen Bauscher  
Its Manager

By:

  
Thomas Raymond Haynes  
Its Member

RECEIVED

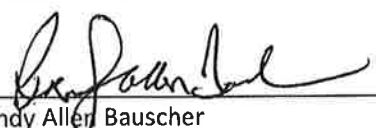
FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

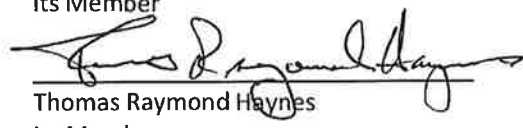
Address for notices:  
P.O. Box 123  
Rupert, Idaho 83350

**B&H EQUIPMENT, LLC**, an Idaho limited liability  
company

By:

  
Randy Allen Bauscher  
Its Member

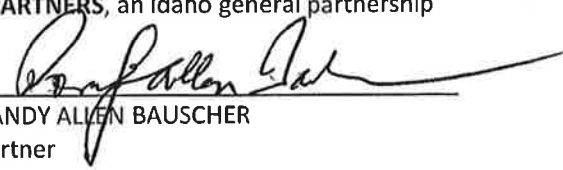
By:

  
Thomas Raymond Haynes  
Its Member

Address for notices:  
83 N 100 E  
Rupert, Idaho 83350

**B&H PARTNERS**, an Idaho general partnership

By:

  
RANDY ALLEN BAUSCHER  
Partner

By:

  
THOMAS RAYMOND HAYNES  
Partner

[ACKNOWLEDGEMENTS OF MORTGAGE ON FOLLOWING PAGE]

RECEIVED

FEB 19 2019

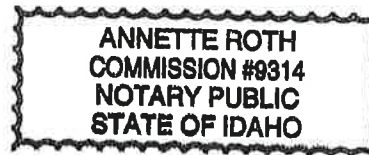
DEPT OF WATER RESOURCES  
SOUTHERN REGION

[ACKNOWLEDGEMENTS OF MORTGAGE]

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )

On Feb 13<sup>th</sup>, 2019, before me, Annette Roth, a notary public, personally appeared RANDY ALLEN BAUSCHER (also known as Randy Bauscher, also known as Randy A. Bauscher), known or identified to me (or proved to me on the oath of Randy Allen Bauscher), to be the General Partner of B & H FARMING, the Idaho general partnership, and partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

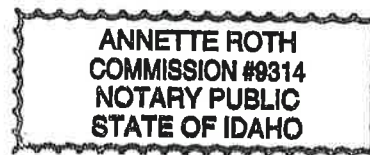
Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023



STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )

On Feb 13, 2019, before me, Annette Roth, a notary public, personally appeared THOMAS RAYMOND HAYNES (also known as Thomas Haynes, also known as Thomas A. Haynes), known or identified to me (or proved to me on the oath of Thomas Raymond Haynes), to be the General Partner of B & H FARMING, the Idaho general partnership, and partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023



RECEIVED

FEB 19 2019

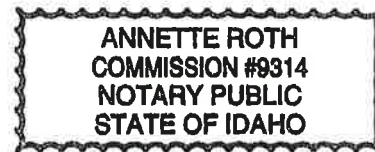
DEPT OF WATER RESOURCES  
SOUTHERN REGION

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )

On Feb 13, 2019, before me, Annette Roth, a Notary Public, personally appeared RANDY ALLEN BAUSCHER (also known as Randy Bauscher, also known as Randy A. Bauscher), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023

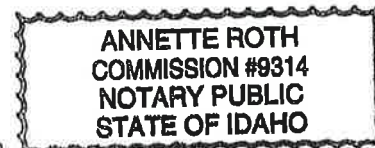
STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )



On Feb 13, 2019, before me, Annette Roth, a Notary Public, personally appeared THOMAS RAYMOND HAYNES (also known as Thomas Haynes, also known as Thomas R. Haynes), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

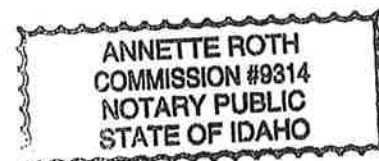
Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )



On Feb 13, 2019, before me, Annette Roth, a Notary Public, personally appeared SUSAN CRYSTAL HAYNES (also known as Susan Haynes, also known as Susan C. Haynes), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023



RECEIVED

FEB 19 2019

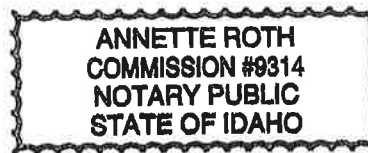
DEPT OF WATER RESOURCES  
SOUTHERN REGION

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )

On Feb 13, 2019, before me, Annette Roth, a Notary Public,  
personally appeared RANDY ALLEN BAUSCHER, known or identified to me (or proved to me on the oath  
of RANDY ALLEN BAUSCHER), to be the President of B & H, INC., the Idaho corporation that executed  
the above instrument or the person who executed the instrument on behalf of said corporation and  
acknowledged to me that such corporation executed the same.

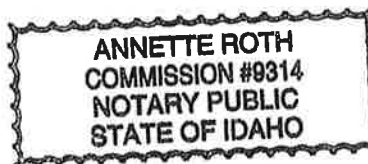
Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )



On Feb 13, 2019, before me, Annette Roth, a Notary Public,  
personally appeared RANDY ALLEN BAUSCHER, known or identified to me (or proved to me on the oath  
of BAUSCHER), to be the Member of CERES AG. LLC, the Idaho limited liability company that executed  
the above instrument or the person who executed the instrument on behalf of said company and  
acknowledged to me that such company executed the same.

Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023



RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )

On Feb 13, 2019, before me, Annette Roth, a Notary Public,  
personally appeared THOMAS RAYMOND HAYNES, known or identified to me (or proved to me on the  
oath of THOMAS RAYMOND HAYNES), to be the Member of CERES AG. LLC, the Idaho limited liability  
company that executed the above instrument or the person who executed the instrument on behalf of  
said company and acknowledged to me that such company executed the same.

Annette Roth  
Notary Public for Idaho

Printed Name: Annette Roth

Commission Expires: 8-4-2023

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )

ANNETTE ROTH  
COMMISSION #9314  
NOTARY PUBLIC  
STATE OF IDAHO

On Feb 13, 2019, before me, Annette Roth, a Notary Public,  
personally appeared RANDY ALLEN BAUSCHER, known or identified to me (or proved to me on the oath  
of RANDY ALLEN BAUSCHER), to be the Manager of BAUSCHER INVESTMENTS, LLC, an Idaho limited  
liability company, which limited liability company is a Member of B&H LAND, LLC, the Idaho limited  
liability company that executed the above instrument or the person who executed the instrument on  
behalf of said company and acknowledged to me that such company executed the same.

Annette Roth  
Notary Public for Idaho

Printed Name: Annette Roth

Commission Expires: 8-4-2023

ANNETTE ROTH  
COMMISSION #9314  
NOTARY PUBLIC  
STATE OF IDAHO

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

STATE OF IDAHO )

COUNTY OF Cassia )

)SS.

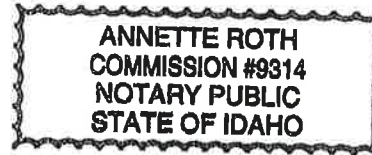
On Feb 13, 2019, before me, Annette Roth, a Notary Public, personally appeared THOMAS RAYMOND HAYNES, known or identified to me (or proved to me on the oath of THOMAS RAYMOND HAYNES), to be the Member of B&H LAND, LLC, the Idaho limited liability company that executed the above instrument or the person who executed the instrument on behalf of said company and acknowledged to me that such company executed the same.

Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023

STATE OF IDAHO )

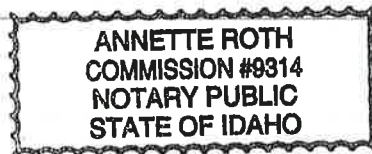
COUNTY OF Cassia )

)SS.



On Feb 13, 2019, before me, Annette Roth, a Notary Public, personally appeared RANDY ALLEN BAUSCHER, known or identified to me (or proved to me on the oath of RANDY ALLEN BAUSCHER), to be the Member of B&H EQUIPMENT, LLC, the Idaho limited liability company that executed the above instrument or the person who executed the instrument on behalf of said company and acknowledged to me that such company executed the same.

Annette Roth  
Notary Public for Idaho  
Printed Name: Annette Roth  
Commission Expires: 8-4-2023



RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

STATE OF IDAHO )

)SS.

COUNTY OF Cassia )

On Feb 13, 2019, before me, Annette Roth, a Notary Public, personally appeared THOMAS RAYMOND HAYNES, known or identified to me (or proved to me on the oath of THOMAS RAYMOND HAYNES), to be the Member of B&H EQUIPMENT, LLC, the Idaho limited liability company that executed the above instrument or the person who executed the instrument on behalf of said company and acknowledged to me that such company executed the same.

Annette Roth

Notary Public for Idaho

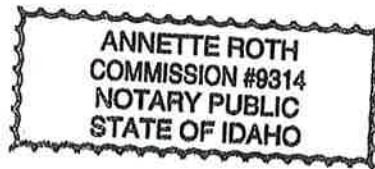
Printed Name: Annette Roth

Commission Expires: 8-4-2023

STATE OF IDAHO )

)SS.

COUNTY OF Cassia )



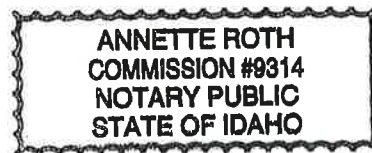
On Feb 13, 2019, before me, Annette Roth, a notary public, personally appeared RANDY ALLEN BAUSCHER (also known as Randy Bauscher, also known as Randy A. Bauscher), known or identified to me (or proved to me on the oath of Randy Allen Bauscher), to be the General Partner of B&H PARTNERS, the Idaho general partnership, and partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Annette Roth

Notary Public for Idaho

Printed Name: Annette Roth

Commission Expires: 8-4-2023



RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

STATE OF IDAHO )  
 )SS.  
COUNTY OF Cassia )

On Feb 13, 2019, before me, Annette Roth, a notary public, personally appeared THOMAS RAYMOND HAYNES (also known as Thomas Haynes, also known as Thomas A. Haynes), known or identified to me (or proved to me on the oath of Thomas Raymond Haynes), to be the General Partner of B&H PARTNERS, the Idaho general partnership, and partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Annette Roth  
Notary Public for Idaho

Printed Name: Annette Roth

Commission Expires: 8-4-2023

ANNETTE ROTH  
COMMISSION #9314  
NOTARY PUBLIC  
STATE OF IDAHO

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

**EXHIBIT A**

Loan No: 199812

**MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT,  
AND FIXTURE FILING**  
Jerome County, Lincoln County, Minidoka County and Twin Falls County, Idaho  
Legal Description of Real Estate

**TRACT A**

**PARCEL NO. 1**

**TOWNSHIP 7 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,  
LINCOLN COUNTY, IDAHO**

Section 33: Part of the E½, more particularly described as follows:

Beginning at the South ¼ corner of Section 33, said corner marked by a U.S.R.S. iron pipe with brass cap; Thence North 00°00'50" East along the west line of the SE¼ for a distance of 435.00 feet to a ½ inch rebar which shall be the Point of Beginning;  
Thence North 00°00'50" East along the west line of the SE¼ for a distance of 2205.88 feet to a 5/8 inch rebar at the Center ¼ corner of Section 33;  
Thence North 00°00'50" East along the west line of the NE¼ for a distance of 2637.67 feet to a 5/8 inch rebar at the North ¼ corner of Section 33;  
Thence North 89°59'53" East along the north line of Section 33 for a distance of 2636.45 feet to a 5/8 inch rebar at the Northeast corner of Section 33;  
Thence South 00°19'58" East along the east line of Section 33 for a distance of 2635.61 feet to a 5/8 inch rebar at the East ¼ corner of Section 33;  
Thence South 00°22'37" West along the east line of Section 33 for a distance of 1321.25 feet to a U.S.B.R. iron pipe with brass cap at the Southeast corner of the NE¼SE¼;  
Thence South 00°22'37" West along the east line of Section 33 for a distance of 1321.25 feet to a U.S.R.S. iron pipe with brass cap at the Southeast corner of Section 33;  
Thence South 89°59'11" West along the south line of Section 33 for a distance of 2235.66 feet;  
Thence North 00°00'50" East (North, rec.) for a distance of 25.00 feet to a ½ inch rebar;  
Thence North 00°00'50" East (North, rec.) for a distance of 410.00 feet to a ½ inch rebar;  
Thence South 89°59'11" West (West, rec.) for a distance of 400.00 feet to the Point of Beginning.

**PARCEL NO. 2:**

**TOWNSHIP 7 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO**

Section 35: SE¼

**PARCEL NO. 3:**

**TOWNSHIP 7 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO**

Section 35: SW¼

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

TRACT B

PARCEL NO. 1:  
TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 4: SW $\frac{1}{4}$

Section 5: SE $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 20: All of the SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ SE $\frac{1}{4}$  lying South of the Union Pacific Railroad right of way in  
Section 20, SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , more particularly described as follows:

From a Point of Beginning located 1320 feet West along the section line from the Southeast corner of  
Section 20;

Thence West 820 feet along said section line;

Thence North 620 feet;

Thence East 334.8 feet;

Thence South 72°36' East 508.5 feet on a line parallel to the center line of the State Highway;

Thence South 467.9 feet more or less to the Point of Intersection with the section line and Point of  
Beginning.

Tract No. 2:

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  and part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , more particularly described as follows:

Beginning at the Southeast corner of Section 20, said corner marked by a 5/8 inch rebar; thence South  
89°49'06" West along section line for 1296.00 feet to a 1/2 inch rebar which shall be the Point of  
Beginning;

Thence South 89°49'06" West along section line for 23.18 feet to a 1/2 inch rebar at the Southeast corner  
of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Thence South 89°49'06" West along section line for 356.42 feet to a 1/2 inch rebar;

Thence North 0°03'14" West for 851.86 feet to a 1/2 inch rebar on the South right of way of State Highway  
24;

Thence South 73°16'35" East along said right of way for 370.91 feet to a 1/2 inch rebar on the East line of  
the SW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Thence South 73°16'35" East along said right of way for 25.88 feet to a 1/2 inch rebar;

Thence South 0°01'48" East (South rec.) for 736.48 feet (752 feet rec.) to the Point of Beginning.

PARCEL NO. 3:

TOWNSHIP 7 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 28: All that portion of the NW $\frac{1}{4}$  lying South and West of the Union Pacific Railroad right of way,  
SAVE AND EXCEPT the following described tract:

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

Beginning at the Northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ ;  
Thence East 130 feet;  
Thence South 130 feet;  
Thence West 130 feet;  
Thence North 130 feet to the Point of Beginning.

Section 29: N $\frac{1}{2}$ NW $\frac{1}{4}$  and the NE $\frac{1}{4}$ , SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the Northeast corner of said Section 29, which point shall be known as the Point of Beginning;  
Thence West along the North section line for 330 feet;  
Thence South for 130 feet;  
Thence East 330 feet to a point on the section line of said Section 29;  
Thence North along said East section line for 130 feet to the Point of Beginning.

Tract No. 2:

Beginning 130 feet South and 30 feet West of the Northeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ ;  
Thence West 150 feet;  
Thence South 140 feet;  
Thence East 150 feet;  
Thence North 140 feet to the Point of Beginning.

Tract No 3:

Beginning at the Northeast corner of said Section 29; thence West along the North section line of said Section 29 for 330 feet to a point,  
which shall be known as the Point of Beginning;  
Thence South for 130 feet;  
Thence West for 130 feet;  
Thence North for 130 feet to a point on the North section line of said Section 29;  
Thence East along said North section line for 130 feet to the Point of Beginning.

Tract No 4:

Beginning at the Northeast corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence South along East section line of said Section 29 for 130 feet; thence West for 180 feet to a point, which point shall be known as the Point of Beginning;  
Thence West for 150 feet;  
Thence South for 75 feet;  
Thence East for 150 feet;  
Thence North for 75 feet to the Point of Beginning.

Tract No 5:

Commencing at the Northwest corner of said Section 29; Thence South 00°02'32" East 1318.95 feet along the West line of said Section to the Northwest corner of Farm Unit A, Tract A of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho; Thence North 89°45'27" East 2642.34 feet along the North line of said Farm Unit A; Thence South 00°03'33" East 689.87 feet along the West line of said Farm Unit A, to the Point of Beginning;  
Thence along the edge of a field the following nine (9) courses;  
(1) Thence, South 34°33'51" East 27.59 feet;  
(2) Thence, South 36°56'37" East 61.54 feet;  
(3) Thence, South 40°48'22" East 56.18 feet;

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

(4) Thence, South 41°49'37" East 68.81 feet;  
(5) Thence, South 47°46'03" East 35.55 feet;  
(6) Thence, South 42°40'59" East 28.92 feet;  
(7) Thence, South 08°39'31" East 38.80 feet;  
(8) Thence, South 00°52'11" East 319.54 feet;  
(9) Thence, South 02°03'33" East 58.58 feet;  
Thence South 89°44'27" West 193.32 feet along the Northerly line of Tract F of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated March 21, 1957, on file in the office of the County Recorder, Minidoka County, Idaho;  
Thence, North 00°03'33" West 628.15 feet along the Easterly line of said Tract A to the Point of Beginning;

PARCEL NO. 4:

TOWNSHIP 8 SOUTH, RANGE 22 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 24: N½ and SW¼, SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the Northeast corner of said Section 24; thence South 0°13' West along the section line 1,091.8 feet to the Point of Beginning;  
Thence continuing South 0°13' West 200 feet;  
Thence North 89°47' West 217.8 feet;  
Thence North 0°13' East 200 feet;  
Thence South 89°47' East 217.8 feet to the Point of Beginning.

Tract No. 2:

Beginning 250 feet North the Southeast corner of the SE¼NE¼ of said Section 24, which point shall be known as the Point of Beginning;  
Thence West along the South boundary line of said SE¼NE¼ for 300.00 feet;  
Thence North for 183.00 feet;  
Thence East for 300.00 feet to a point on the East section line of said Section 24;  
Thence South along said East section line for 183.00 feet to the Point of Beginning.

Tract No. 3:

Beginning at the Southeast corner of the SE¼NE¼ of said Section 24, which point shall be known as the Point of Beginning;  
Thence West along the South boundary line of said SE¼NE¼ for 250.00 feet;  
Thence North for 250.00 feet;  
Thence East for 250.00 feet to a point on the East section line of said Section 24;  
Thence South along said East Section line for 250.00 feet to the Point of Beginning.

PARCEL NO. 5:

TOWNSHIP 7 SOUTH, RANGE 24 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 19: All of the N½ and the NE¼SE¼ lying North of the Union Pacific Railroad right-of-way.

PARCEL NO.6:

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

TOWNSHIP 8 SOUTH, RANGE 23 EAST OF THE BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 9: Part of Farm Tract E, more particularly described as follows:  
Beginning at the Northwest section corner of said Section 9, said corner marked by a 5/8 inch rebar;  
Thence South 00°10'26" West along  
the West section line for a distance of 1088.62 feet; Thence South 89°58'55" East for a distance of  
1279.86 feet to a point on the tract line  
between Farm Tracts A and E which shall be the Point of Beginning;  
Thence South 89°58'55" East for a distance of 539.43 feet to a 1/2 inch rebar;  
Thence South 00°10'26" West for a distance of 705.07 feet to Tract Corner No. 9 of Tract E, marked by a  
U.S.B.R. iron pipe with brass cap on top;  
Thence North 50°02'16" West along the tract line for a distance of 547.60 feet to Tract Corner No. 8 of  
Tract E, marked by a U.S.B.R. iron pipe with brass cap on top;  
Thence North 18°23'43" West along the tract line for a distance of 372.56 feet to the Point of Beginning.

PARCEL NO.7:

TOWNSHIP 8 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Sections 8 & 9: Farm Unit A, Tract A

Section 8: Farm Unit E, Tract E of the North Side Pumping Division, Minidoka Project, Idaho (as shown by  
plat, dated May 4, 1956,

on file in the office of the County Recorder, Minidoka County, Idaho),

SAVE AND EXCEPT the following described tracts from Farm Unit A, Tract A and Farm Unit E, Tract E:

Tract No. 1:

Beginning at the East quarter corner of said Section 8; thence South 89°57'30" West along the quarter  
section line of said Section 8 for

2099.20 feet to a point, which point shall be known as the Point of Beginning;

Thence South 46°55' West for 417.76 feet to Corner No. 4 of said Farm Unit E, Tract E;

Thence North 49°59' West for 441.10 feet to a point on the quarter section line of said Section 8;

Thence North 89°57'30" East for 97.64 feet along the quarter section line to the mid-section corner;

Thence North 89°57'30" East for 545.30 feet along the quarter section line to the Point of Beginning;

Tract No. 2:

Beginning at the East quarter section corner of Section 8, said corner marked by a R.R. spike; thence  
North 00°10'26" East along the East

line of Section 8 for a distance of 1623.30 feet to Corner No. 10 of Tract E which shall be the Point of  
Beginning;

Thence North 66°08'36" West along the tract line common to Tract E and Tract A for a distance of 27.09  
feet to a 1/2 inch rebar;

Thence North 89°58'52" West (West, rec.) for a distance of 202.66 feet to a 1/2 inch rebar;

Thence North 01°51'24" East for a distance of 96.35 feet to a 1/2 inch rebar;

Thence North 01°51'24" East for a distance of 98.80 feet to a 1/2 inch rebar;

Thence South 89°06'37" East for a distance of 197.96 feet to a 1/2 inch rebar;

Thence South 89°06'37" East for a distance of 23.80 feet to the East line of Section 8;

Thence South 00°10'26" West along the East line of Section 8 for a distance of 202.63 feet to the Point of  
Beginning.

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

Tract No. 3

Beginning at the East quarter section corner of Section 8, said corner marked by a R.R. spike; Thence North 00°10'26" East along the east line of Section 8 for a distance of 1623.30 feet to Corner No. 10 of Tract E; Thence North 66°08'36" West along the tract line common to Tract E and Tract A for a distance of 27.09 feet to a ½ inch rebar; thence North 89°58'52" West (West, rec.) for a distance of 202.66 feet to a ½ inch rebar which shall be the Point of Beginning; Thence North 89°58'52" West (West, rec.) for a distance of 226.95 feet to a ½ inch rebar; Thence North 00°11'24" East for a distance of 96.13 feet to a ½ inch rebar; Thence North 89°58'35" East for a distance of 229.75 feet to a ½ inch rebar; Thence South 01°51'24" West for a distance of 96.35 feet to the Point of Beginning.

Tract No. 4:

Beginning at the East quarter section corner of Section 8, said corner marked by a R.R. spike; Thence North 00°10'26" East along the east line of Section 8 for a distance of 1623.30 feet to Corner No. 10 of Tract E; Thence North 66°08'36" West along the tract line common to Tract E and Tract A for a distance of 27.09 feet to a ½ inch rebar; Thence North 89°58'52" West (West, rec.) for a distance of 429.61 feet to a ½ inch rebar which shall be the Point of Beginning; Thence North 89°58'52" West for a distance of 33.08 feet; Thence North 00°10'26" East (North, rec.) for a distance of 96.10 feet; Thence North 89°58'35" East for a distance of 33.10 feet to a ½ inch rebar; Thence South 00°11'24" West for a distance of 96.13 feet to the Point of Beginning.

Tract No. 5:

Beginning at the East quarter section corner of Section 8, said corner marked by a R.R. spike; Thence North 00°10'26" East along the east line of Section 8 for a distance of 1623.30 feet to Corner No. 10 Tract E; Thence North 66°08'36" West along the tract line common to Tract E and Tract A for a distance of 27.09 feet to a ½ inch rebar; Thence North 89°58'52" West (West, rec.) for a distance of 429.61 feet to a ½ inch rebar; Thence North 00°11'24" East for a distance of 96.13 feet to a ½ inch rebar which shall be the Point of Beginning; Thence South 89°58'35" West for a distance of 33.10 feet; Thence North 00°10'26" East (North, rec.) for a distance of 0.27 feet; Thence South 89°49'34" East (East, rec.) for a distance of 77.02 feet; Thence South 89°58'35" West for a distance of 43.92 feet to the Point of Beginning.

Tract No. 6:

Beginning at the East quarter section corner of Section 8, said corner marked by a R.R. spike; Thence North 00°10'26" East along the east line of Section 8 for a distance of 1623.30 feet to Corner No. 10 of Tract E; Thence North 66°08'36" West along the tract line common to Tract E and Tract A for a distance of 27.09 feet to a ½ inch rebar; Thence North 89°58'52" West (West, rec.) for a distance of 429.61 feet to a ½ inch rebar; Thence North 00°11'24" East for a distance of 96.13 feet to a ½ inch rebar; Thence North 89°58'35" East for a distance of 43.92 feet to the Point of Beginning;

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Thence North 89°58'35" East for a distance of 181.48 feet;  
Thence South 00°10'26" West (South, rec.) for a distance of 0.63 feet;  
Thence North 89°49'34" West (West, rec.) for a distance of 181.48 feet to the Point of Beginning.

PARCEL NO. 8:

A 30 foot perpetual non-exclusive easement for ingress and egress for the benefit of Parcel No. 7, more particularly described as follows:

Beginning at Corner No. 3 of Farm Tract A, said point being on the East line of the Northeast corner of Section 8;

Thence West 487.5 feet to a point;

Thence North 30 feet to a point;

Thence East 487.5 feet to a point;

Thence South 30 feet to the Point of Beginning.

PARCEL NO. 9:

TOWNSHIP 8 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,  
MINIDOKA COUNTY, IDAHO

Section 8: That part of Farm Unit G, Tracts C and Tract J of the North Side Pumping Division, Minidoka Project, Idaho (as shown by plat, dated April 25, 1960, on file in the office of the County Recorder, Minidoka County, Idaho), more particularly described as follows:

Beginning at Corner No. 2 of said Farm Unit G, Tracts C and Tract J, which point shall be known as the Point of Beginning;

Thence South 49°59' East for 306.02 feet to the point of intersection with the quarter section line;

Thence South 89°57'30" West along said quarter section line for 222.79 feet;

Thence North 3°22' West for 197.28 feet to Corner No. 2, which point is the Point of Beginning.

TRACT C

TWIN FALLS COUNTY

PARCEL NO. 1:

TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

Section 1: Lot 4; SW¼NW¼ and the NW¼SW¼ lying North of Highline Canal

PARCEL NO. 2:

TOWNSHIP 11 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

Section 2: Lots 1 and 2 and all that part of the S½NE¼ lying North of the Highline Canal;

Section 2: All that part of Lots 3 and 4, SE¼NW¼ and the NE¼SE¼ lying North and East of the Highline Canal;

PARCEL NO. 3:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

RECEIVED

FEB 19 2019

DEPT OF WATER  
SOUTHERN

Section 35: NW¼NE¼ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Commencing at a found brass cap monumenting the Northeast corner of said Section 35 on the centerline of Idaho State Highway No. 74;  
Thence following the Northerly line of said Section 35 and the centerline of said Idaho State Highway No. 74 North 89°55'59" West for a distance of 2,639.06 feet to a found brass cap monumenting the North quarter corner of said Section 35;  
Thence leaving said Northerly line and said centerline and following the Westerly line of the NE¼ of said Section 35, South 00°04'29" West for a distance of 33.00 feet to a set ½ inch steel pin on the Southerly right of way line of said Idaho State Highway No. 74 being the Point of Beginning;  
Thence leaving said Westerly line and following the said Southerly right of way line, South 89°55'59" East for a distance of 225.81 feet to a set ½ inch steel pin;  
Thence leaving said Southerly right of way line, South 00°04'29" West for a distance of 385.81 feet to a set ½ inch steel pin;  
Thence North 89°55'59" West for a distance of 225.81 feet to a set ½ inch steel pin;  
Thence North 00°04'29" East for a distance of 385.81 feet to the Point of Beginning.

Tract No. 2:

A strip of land 33.0 feet wide along the North side of the NW¼NE¼, more particularly described as follows:  
Beginning at the Northwest corner of the NW¼NE¼;  
Thence East along the section line for 1312.0 feet, more or less, to the Northeast corner of the NW¼NE¼;  
Thence South for 33.0 feet;  
Thence West parallel to the section line for 1312.0 feet, more or less;  
Thence North for 33.0 feet to the Point of Beginning.

Tract No. 3:

County Road right-of-way

PARCEL NO. 4:

TOWNSHIP 10 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,  
TWIN FALLS COUNTY, IDAHO

Section 36: E½SW¼ and part of the NW¼SE¼ more particularly described as follows:  
Beginning at a point which is North 00°01'58" West (North, rec.) 1327.70 feet (1,327.3 feet, rec.) from the Southwest corner of the SE¼ of Section 36;  
Thence South 89°56'23" East (North 89°56' East, rec.) for 305.06 feet (309.6 feet, rec.);  
Thence North 00°42'58" West (North 0°33' West, rec.) for 117.52 feet (115.9 feet, rec.);  
Thence North 20°45'58" West (North 20°50' West, rec.) for 65.57 feet (66.6 feet, rec.);  
Thence North 01°49'11" East (North 1°58' East, rec.) for 77.35 feet (77.5 feet, rec.);  
Thence North 17°26'52" East (North 18°00' East, rec.) for 47.53 feet (47.5 feet, rec.);  
Thence North 05°34'12" East (North 5°32' East, rec.) for 102.69 feet (102.9 feet, rec.);  
Thence North 14°30'44" West (North 14°25' West, rec.) for 198.17 feet (198.1 feet, rec.);  
Thence North 12°27'02" West (North 12°38' West, rec.) for 260.82 feet (260.9 feet, rec.);  
Thence North 04°07'44" East (North 4°22' East, rec.) for 128.45 feet (128.2 feet, rec.);

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

Thence North 23°36'35" East (North 23°37' East, rec.) for 246.42 feet (247 feet, rec.);  
Thence North 27°32'47" East (North 27°38' East, rec.) for 133.38 feet (133.7 feet, rec.);  
Thence South 89°57'39" West (North 39°54' West, rec.) for 371.50 feet (373.9 feet, rec.);  
Thence South 00°01'58" East (South, rec.) for 1321.79 feet (1321.7 feet, rec.) to the Point of Beginning.

TRACT D

JEROME COUNTY

PARCEL NO. 1:

TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
JEROME COUNTY, IDAHO

Section 14: SW¼SW¼

Section 15: S½SW¼

Section 22: N½NE¼, N½NW¼, SW¼NW¼, W½SW¼

Section 23: NW¼NW¼

Section 21: NE¼ EXCEPTING THEREFROM the following described parcel:

Beginning at the East ¼ section corner of Section 21 of Township 8 South, Range 21 East, Boise Meridian, said corner marked by a 5/8

inch rebar; Thence South 89°52'25" West along the South line of the NE¼ for a distance of 667.14 feet to a ½ inch rebar which shall be the

Point of Beginning;

Thence South 89°52'25" West along the South line of the NE¼ for a distance of 230.99 feet to a ½ inch rebar;

Thence North 00°07'35" West for a distance of 152.74 feet to a ½ inch rebar;

Thence along a non-tangent curve to the left for a distance of 180.45 feet to a ½ inch rebar, said curve having a radius of 1271.19 feet and

a central angle of 8°08'01" with a long chord bearing of North 67°32'52" East for a distance of 180.30 feet;

Thence South 59°55'08" East for a distance of 74.30 feet to a ½ inch rebar;

Thence South 00°07'34" East for a distance of 183.85 feet to the Point of Beginning.

PARCEL NO. 2:

TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
JEROME COUNTY, IDAHO

Section 15: SE¼

PARCEL NO. 3:

TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
JEROME COUNTY, IDAHO

Section 21: A part of the NE¼, more particularly described as follows:

Beginning at the East ¼ section corner of Section 21 of Township 8 South, Range 21 East, Boise Meridian, said corner marked by a 5/8

inch rebar; Thence South 89°52'25" West along the South line of the NE¼ for a distance of 667.14 feet to a ½ inch rebar which shall be the

Point of Beginning;

Thence South 89°52'25" West along the South line of the NE¼ for a distance of 230.99 feet to a ½ inch rebar;

Thence North 00°07'35" West for a distance of 152.74 feet to a ½ inch rebar;

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

Thence along a non-tangent curve to the left for a distance of 180.45 feet to a ½ inch rebar, said curve having a radius of 1271.19 feet and a central angle of 8°08'01" with a long chord bearing of North 67°32'52" East for a distance of 180.30 feet; Thence South 59°55'08" East for a distance of 74.30 feet to a ½ inch rebar; Thence South 00°07'34" East for a distance of 183.85 feet to the Point of Beginning.

PARCEL NO. 4:

An Access and Utility Easement as created by Easement or Right-of-Way for Access Property dated February 6, 2009, recorded February 9, 2009 as Instrument Number 2090547, Jerome County records, described as follows:

TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
JEROME COUNTY, IDAHO

Section 21: A part of the NE¼, more particularly described as follows:

Beginning at the East ¼ Section corner of Section 21 of Township 8 South, Range 21 East, Boise Meridian, said corner marked by a 5/8 inch rebar; Thence South 89°52'25" West along the South line of the NE¼ for a distance of 30.00 feet to the West right of way of the Crestview Road which shall be the Point of Beginning;

Thence South 89°52'25" West along the South line of the NE¼ for a distance of 637.14 feet to a ½ inch rebar;

Thence North 00°07'34" West for a distance of 20.00 feet;

Thence North 89°52'25" East for a distance of 637.21 feet to the East right of way of Crestview Road;

Thence South 00°03'38" West along said right of way for a distance of 20.00 feet to the Point of Beginning.

PARCEL NO. 5:

A Well and Utility Easement as created by Joint Well Agreement and Easement dated February 4, 2009, recorded February 6, 2009 as Instrument Number 2090510, Jerome County records, described as follows:

TOWNSHIP 8 SOUTH, RANGE 21 EAST OF THE BOISE MERIDIAN,  
JEROME COUNTY, IDAHO

Section 21: A part of the NE¼, more particularly described as follows:

Beginning at the East ¼ section corner of Section 21 of Township 8 South, Range 21 East, Boise Meridian, said corner marked by a 5/8

inch rebar; Thence South 89°52'25" West along the South line of the NE¼ for a distance of 898.13 feet to a ½ inch rebar; Thence North

00°07'35" West for a distance of 99.46 feet to the Point of Beginning;

Thence North 75°23'42" West for a distance of 71.87 feet;

Thence North 84°19'28" West for a distance of 148.71 feet;

Thence South 89°21'57" West for a distance of 26.93 feet;

Thence South 62°19'19" West for a distance of 22.84 feet;

Thence South 48°58'55" West for a distance of 49.91 feet;

Thence South 18°42'51" East for a distance of 59.32 feet to the Point of Terminus.

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

**Exhibit B**

**Equipment**

**Equipment**

***Neibaur Farm Minidoka County, Idaho***

- 1- 75 H.P. Baldor Horizontal Electric Motor SN#70403310401
- 1 - Cornell Horizontal Booster Pump SN#132825.1356
- 1 - 40 H.P. Baldor Horizontal Electric Motor SN#09901
- 1 - Paco Horizontal Booster Pump SN#99B00274

Together with all column, tubing, shafts and bowls used in conjunction with the above listed deep well turbine pumps and electric. This includes all electric control panels, wiring and switches.

- 1 - Valley 6 Tower Center Pivot w/ swing arm SN#NA
  - 5 - Side-Roll Aluminum Wheel Lines SN#NA
- All buried main line with risers.

Together with appurtenant filtration, electric control panels, valves, risers, buried mainline, and connectors related to and used in conjunction with the center pivot irrigation systems.

***Norland Farm Minidoka County, Idaho***

- 1 - 300 H.P. US Electric Vertical Motor SN#52-00611-864
- 1 - Layne & Bowler Deep Well Turbine Pump SN#T79176
- 1 - 50 H.P. Baldor Horizontal Electric Motor SN#C1110140517
- 1 - Paco Horizontal Booster Pump SN#RS114611110DLM
- 1 - 125 H.P. Baldor Horizontal Booster Pump SN#S1106102056
- 1 - Paco Horizontal Pump SN#RS114611110BDLM

Together with all column, tubing, shafts and bowls used in conjunction with the above listed deep well turbine pumps and electric. This includes all electric control panels, wiring and switches.

- 1 - Valley 8 Tower Center Pivot SN#NA's
  - 2 - Side-Roll Aluminum Wheel Lines SN#
- All buried mainline with risers.

Together with appurtenant filtration, electric control panels, valves, risers, buried mainline, and connectors related to and used in conjunction with the center pivot irrigation systems.

---

***Pine Martin Farm***

**Section 35:**

- 1- 20 H.P. Baldor Horizontal Electric Motor SN#Z0712120826
- 1 - Cornell Booster Pump SN#152443 7.00

**Section 1:**

- 2- 40 H.P. Baldor Horizontal Electric Motors SN#Z0803201861 & Z0802211716
  - 2 - Cornell Booster Pumps SN#152444 13.69
- & 1512443 13.62

**Section 2:**

- 1- 75 H.P. Baldor Horizontal Electric Motor SN#Z081231591

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379

RECEIVED

FEB 19 2019

DEPT OF WATER  
SOUTHERN

1 - Cornell Booster Pump SN#152402 15.22

Together with and used in conjunction with the above listed booster pumps; but not limited to all electric control panels, wiring and switches.

20 - ¼ mile (equivalent) side-roll aluminum wheel lines SN#NA's  
All buried mainline with risers.

Together with appurtenant filtration, electric control panels, valves, risers, buried mainline, and connectors related to and used in conjunction with the wheel line irrigation systems.

***Taylor Farm Minidoka County, Idaho***

1 - 250 H.P. US Electric Vertical Electric Motor SN#961305  
1 - Peerless Deep Well Turbine Pump SN#191069

Together with all column, tubing, shafts and bowls used in conjunction with the above listed deep well turbine pumps and electric. This includes all electric control panels, wiring and switches.

2 - Valley 8 Tower Center Pivots SN# NA's  
All buried mainline.

Together with appurtenant filtration, electric control panels, valves, risers, buried mainline, and connectors related to and used in conjunction with the center pivot irrigation systems.

***Commons Farm Minidoka County, Idaho***

1- 300 H.P. GE Vertical Electric Motor SN#C1516-01-807  
1 - Johnston Deep Well Turbine Pump SN#NA  
1 - 30 H.P. Lesson Horizontal Electric Motor SN#7959667-101 22-03  
1 - Berkeley Booster Pump SN#M1449

Together with all column, tubing, shafts and bowls used in conjunction with the above listed deep well turbine pumps and electric. This includes all electric control panels, wiring and switches.

12 - Side-roll aluminum wheel lines SN#NA's  
Approximately ½ mile of buried mainline with riser.

Together with appurtenant filtration, electric control panels, valves, risers, buried mainline, and connectors related to and used in conjunction with the irrigation systems.

---

***May Farm Jerome County, Idaho***

1- 300 HP GE Vertical Electric Motor SN#ACJ118001  
1- 200 HP GE Vertical Electric Motor SN#894068  
2 - Layne & Bowler Deep Well Turbine Pumps SN#27164 & #NA  
1 - 75 H.P. GE Horizontal Electric Motor SN#83-11308-236  
1 - Cornell Horizontal Booster Pump SN#03-5676-1  
1 - 60 HP Lincoln Horizontal Booster Pump SN#1841980  
1 - Aurora Horizontal Pump SN#NA

Together with all column, tubing, shafts and bowls used in conjunction with the above listed deep well turbine pumps and electric. This includes all electric control panels, wiring and switches.

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION

- 2 - Valley 8 Tower Center Pivots SN#NA's
  - 3 - Valley 7 Tower Center Pivots SN#1020956, # NA, & # NA
  - 1 - Valley 6 Tower Center Pivot SN# NA
  - 2 - Valley 3 Tower Center Pivots SN#1703933, # NA
- All portable aluminum hand lines for the pivot corners.

Together with appurtenant filtration, electric control panels, valves, risers, buried mainline, and connectors related to and used in conjunction with the center pivot irrigation systems.

***Monson Farm Minidoka County, Idaho***

- 1 - 350 HP US Electric Vertical Electric Motor SN#1239085
- 1 - Peerless Deep Well Turbine Pump SN#191069
- 1 - 150 Lincoln Horizontal Electric Motor SN#15380
- 1 - Cornell Horizontal Booster Pump SN#1-2790866

Together with all column, tubing, shafts and bowls used in conjunction with the above listed deep well turbine pumps and electric. This includes all electric control panels, wiring and switches.

- 2 - Valley 8 Tower Center Pivots SN# NA's
  - 1 - Zimmatic 8 Tower Center Pivot SN# L52926
  - 1 - Valley 3 Tower Center Pivot SN#12310751934-10
- All buried mainline.

Together with appurtenant filtration, electric control panels, valves, risers, buried mainline, and connectors related to and used in conjunction with the center pivot irrigation systems.

RECEIVED

FEB 19 2019

DEPT. OF WATER RESOURCES  
SOUTHERN REGION**Exhibit C**  
**Water Rights**

| Water Right No.                                       | Diversion Rate | Priority Date     |
|-------------------------------------------------------|----------------|-------------------|
| 36-7296                                               | 3.81 CFS       | April 11, 1973    |
| 36-2587                                               | 5.79 CFS       | February 19, 1964 |
| 36-4264                                               | 2 CFS          | April 01, 1974    |
| 36-16206                                              | 1.91 CFS       | April 14, 1983    |
| 36-2118                                               | 4.4 CFS        | May 25, 1951      |
| 36-11643                                              | 1 CFS          | April 01, 1981    |
| 36-2195A                                              | 3.61 CFS       | February 25, 1953 |
| 36-2323                                               | 3.37 CFS       | April 15, 1957    |
| 36-15226                                              | 0.36 CFS       | June 15, 1973     |
| 36-2322                                               | 4.04 CFS       | April 02, 1957    |
| 36-2570                                               | 0.8CFS         | June 20, 1963     |
| 36-15186                                              | 1.05 CFS       | April 01, 1962    |
| 36-2230J                                              | 4.92 CFS       | July 15, 1953     |
| 36-2070P                                              | 4.29 CFS       | March 11, 1948    |
| 36-7529F                                              | 0.27 CFS       | March 28, 1975    |
| A&B Irrigation District<br>Accts. 5-14C/D &<br>1-4 CG | 228.7 Acres    |                   |

| Canal Company            | Number of Shares | Certificate Number |
|--------------------------|------------------|--------------------|
| Twin Falls Canal Company | 305.58           | 40576              |
| Twin Falls Canal Company | 128              | 40577              |

Mortgage, Assignment of Rents,  
Security Agreement, and Fixture Filing  
B&H Loan 2019  
Loan No. 199812  
99796027.4 0053564-00379



State of Idaho

DEPARTMENT OF WATER RESOURCES

Southern Region • 650 ADDISON AVE W STE 500 • TWIN FALLS, ID 83301-5858

Phone: (208)736-3033 • Fax: (208)736-3037 • Website: [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

Brad Little  
Governor

Gary Spackman  
Director

February 20, 2019

BRIGHTHOUSE LIFE INSURANCE CO  
C/O METROPOLITAN LIFE INSURANCE COMPANY  
10801 MASTIN ST STE 930  
OVERLAND PARK KS 66210-1677

RE: Notice of Security Interest for Water Right No(s): 36-2070P, 36-2118, 36-2195A, 36-2230J,  
36-2322, 36-2323, 36-2570, 36-2587, 36-4264, 36-7296, 36-7529F, 36-11643, 36-15186,  
36-15226, 36-16206

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) 736-3033.

Sincerely,

Denise Maline  
Administrative Assistant 1

Enclosure(s)

c: B & H LAND LLC  
MC FINNEY AGRI FINANCE LLC  
TITLEONE CORPORATION, BURLEY (File #18322735)



**TitleOne**  
a title & escrow co.

RECEIVED

FEB 19 2019

DEPT OF WATER RESOURCES  
SOUTHERN REGION

February 15, 2019

ID Dept. of Water Resources  
650 Addison Avenue West  
Suite 500  
Twin Falls, ID 83301

RE: TitleOne File No. 18322735  
B & H Farming and B & H, Inc.

Dear Clerk:

Enclosed with this letter please find the following documents:

1. The original executed Notice of Security Interest in a Water Right.
2. A copy of the recorded Mortgage, Assignment Of Rents, Security Agreement, and Fixture Filing.
3. TitleOne Corporation's check no. 19218 payable to the Idaho Department of Water Resources in the amount of \$375.00.

Please make the necessary changes in the records to indicate the Security Interest part and return a receipt to this office.

Should you have any questions, please do not hesitate to contact this office at 208-878-3524.

Very truly yours,  
TITLEONCE CORPORATION

Nancy Garrett  
Administrative Assistant

AR/nrg  
Enc.  
FedEx