

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 08 2018

DEPT OF WATER RESOURCES
SOUTHERN REGION

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.
36-08223	36-17025		
36-14674	36-17026		
36-7364A			
36-17023			
36-17024			

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 Company

c/o Metropolitan Life Insurance Company, Agricultural Inv.

10801 Mastin Blvd., Suite 930

Overland Park, KS 66210, Attn: LMG Director

Phone (559) 470-6445

Email cwilcox@metlife.com

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

VP Idaho Dairy LLC, an Idaho limited liability company

5. Expiration Date of Notification Period

June 1, 2038

6. Is this a Renewal of Request for Notification?

☐ YES

☒ NO

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

Title, if applicable

Thomas J. Byers
DIRECTOR

SUPPORT DATA

IN FILE # 36-7364A

For Office Use Only

Received by Am Date 8-8-2018 Receipt No. 5036902 Fee \$175-

Processed by AJ Date _____ WR _____ Date _____

THIS INSTRUMENT PREPARED BY:
Anthony C. Corporon
Metropolitan Life Insurance Company
10801 Mastin Blvd., Suite 930
Overland Park, KS 66210
(913) 661-2226

Instrument # 2182159

JEROME COUNTY, JEROME, IDAHO
06-29-2018 12:19:14 PM No. of Pages: 23
Recorded for: TITLEONE - TWIN FALLS
MICHELLE EMERSON Fee: \$46.00
Ex-Officio Recorder Deputy: jw
Electronically Recorded by Simplifile

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

MetLife Investment Advisors, LLC
205 E River Park Circle, Suite 430
Fresno, CA 93720

Attn: Director, WRO 18309639

Space above this line for Recorder's Use

Vander Poel
Loan No: 199488

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

FOR THE PURPOSE OF FACILITATING THE RECORD HEREOF, THIS MORTGAGE HAS BEEN EXECUTED IN TWO 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 May 25, 2018, and is by VP IDAHO DAIRY LLC, an Idaho limited liability company ("VP") and DONALD JOE VANDER POEL ("Donald") and CAROLEN LEE VANDER POEL ("Carolyn"), a married couple, husband and wife (VP, Donald, and Carolyn are herein individually and collectively, "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 \$5,319,000.00 (the "Loan") to Grantor under the terms and conditions of the Promissory Note by Grantor 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 Gooding County and Jerome 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 the equipment described in 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

Instrument # 261914
GOODING COUNTY, GOODING, IDAHO
06-29-2018 12:04:38 No. of Pages: 23
Recorded for: TITLEONE - TWIN FALLS
DENISE GILL Fee: \$46.00
Ex-Officio Recorder Deputy: JM
Electronically Recorded by Simplifile

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Metropolitan Life Insurance Company
10801 Mastin Blvd., Suite 930
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(913) 661-2226

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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 water assets described in EXHIBIT C ("**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 and any other certificated and uncertificated securities, securities entitlements, securities accounts and commodities accounts, including without limitation the water assets described in EXHIBIT C and all proceeds from the sale or other disposition of the Water Rights and the water assets described in EXHIBIT C; (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; (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; and (16) all milk, cream, and other dairy products (the "**Dairy Products**") and all receivables thereof (the "**Receivables**") produced by Borrower at the Land described in EXHIBIT D.

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 "**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**"), including without limitation the Improvements, Equipment, Water Rights, Dairy Products, and Receivables. 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 principal 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.

General. The scheduled maturity date of the Note is June 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. Without limitation, the Note expressly provides that Mortgagee may at its option change or adjust the interest rate as referenced therein. This mortgage does not secure any indebtedness, liability or obligation that is expressly stated to be unsecured.

Assignment of Milk Proceeds. As additional collateral and to further secure the Secured Obligations and other obligations of the Mortgagor, Mortgagor does hereby absolutely, presently and irrevocably assign the proceeds of the sale of Mortgagor's Dairy Products in an amount and with priority sufficient to cover the monthly Note payment as adjusted under the provision of the Note, which assignment shall commence as of the date of this Mortgage. The provisions of this section shall apply to any replacement milk contracts. Mortgagor shall deliver to Mortgagee and maintain in effect separate assignments of Dairy Products proceeds in form and substance acceptable to Mortgagee and accepted by the purchaser of such Dairy Products. Such assignments shall not be terminated or amended absent Mortgagee's prior written consent. Mortgagor further covenants and agrees that it will make no further or future assignments of the proceeds of the agreements under which Mortgagor sells Dairy Products produced at the Land, or otherwise alter the operations or assets located on the Property or otherwise alter the first priority position of the assignment of the Dairy Products proceeds to Mortgagee in a manner which would alter or eliminate Mortgagee's right under this paragraph and this Mortgage to receive from Mortgagor's proceeds of the sale of Dairy Products sums sufficient to satisfy the monthly payments due under the Note. A breach of this covenant shall constitute an event of default hereunder at the option of the Mortgagee.

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 represents and warrants that the Water Rights presently do afford, and shall be maintained 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 Mortgagee'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 Mortgagee if the irrigation water supply 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 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). 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 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.

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 Grantor, 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 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.

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 Grantor, proceed against or exhaust any security held from Grantor, or pursue any other remedy in Mortgagee's power to pursue; (2) any defense based on any legal disability of Grantor, any discharge or limitation of the liability of Grantor 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 Grantor; (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 Grantor, and demands and notices of every kind; (4) any defense based on or arising out of any defense that Grantor 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 Grantor, 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 Grantor's financial condition and business operations and all other circumstances affecting Grantor'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 Grantor'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 c/o MetLife Investment Advisors, LLC, 10801 Mastin Blvd., Ste. 930, Overland Park, KS 66210, Attn: LMG Director, with a carbon copy to MetLife Investment Advisors, LLC, 205 E River Park Circle, Ste. 430, Fresno, CA 93720, Attn: Director, WRO, or to the address designated by any party to this agreement.

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

Authority to Bind Grantor. If Grantor is comprised of multiple Persons, any Person comprising Grantor is hereby authorized to bind all parties comprising Grantor. Mortgagee may, at any time and without notice, waive any prior requirement that requests, authorizations, or other actions be taken only by a Designated Person.

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

Severability. Any provision of any Loan Document which is prohibited or unenforceable in any jurisdiction shall, as to that jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of that Loan Document or affecting the validity or enforceability of that provision in any other jurisdiction; except that if such provision relates to the payment of any monetary sum, then Mortgagee may, at its option, declare all Secured Obligations immediately due and payable.

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

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]

[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

Address for notices:
268 S 500 West
Jerome, Idaho 83338

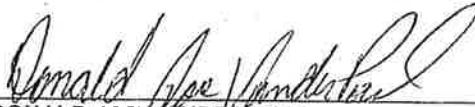
VP IDAHO DAIRY LLC, an Idaho limited liability company

By:

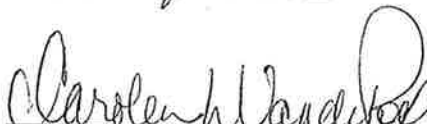

DONALD JOE VANDER POEL

Manager

Address for notices:
268 South 500 West
Jerome, Idaho 83338


DONALD JOE VANDER POEL

Address for notices:
268 South 500 West
Jerome, Idaho 83338

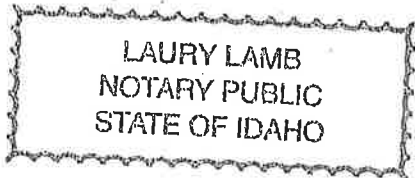

CAROLEN LEE VANDER POEL

[ACKNOWLEDGEMENTS OF MORTGAGE ON FOLLOWING PAGE]

[ACKNOWLEDGEMENTS OF MORTGAGE]

STATE OF IDAHO)
) ss.
County of Jerome)

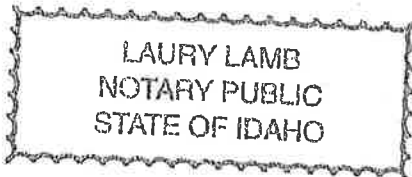
On this 25 day of May, in the year 2018, before me, the undersigned a notary public for the State of Idaho, personally appeared **Donald Joe Vander Poel**, known or identified to me to be the Manager of VP IDAHO DAIRY LLC, the Idaho limited liability company that executed the above instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.



Laury Lamb
Notary Public for Idaho
My Commission Expires 4/2/2022

STATE OF IDAHO)
) ss.
County of Jerome)

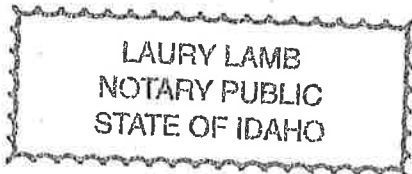
On this 25 day of May, in the year 2018, before me, the undersigned a notary public for the State of Idaho, personally appeared **Donald Joe Vander Poel**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Laury Lamb
Notary Public for Idaho
Residing at Jerome, ID
My Commission Expires 4/2/2022

STATE OF IDAHO)
) ss.
County of Jerome)

On this 25 day of May, in the year 2018, before me, the undersigned a notary public for the State of Idaho, personally appeared **Carolene Lee Vander Poel**, 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.



Laury Lamb
Notary Public for Idaho
Residing at Jerome, ID
My Commission Expires 4/2/2022

EXHIBIT A

Vander Poel
Loan No: 199488

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

Legal Description of Real Estate

Gooding County and Jerome County, Idaho

SCHEDULE C

Legal Description:

PARCEL NO. 1

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: N $\frac{1}{4}$ SW $\frac{1}{4}$

Section 32: SE $\frac{1}{4}$ SW $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: SW $\frac{1}{4}$ SW $\frac{1}{4}$; EXCEPTING THEREFROM the following described parcel of land:

Commencing at the Southwest corner of Section 32;
Thence South 89°41' East, 1,121.09 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING;
Thence North 0°03'28" West, 303.00 feet;
Thence South 89°41' East, 150.00 feet to a point 50.0 feet West of the East boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;
Thence South 0°03'28" East parallel to and 50.0 feet West of the East boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, 303.00 feet to a point on the Southerly boundary of Section 32;
Thence North 89°41' West, 150.00 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM the following described parcel of land:

Commencing at the Southwest corner of Section 32;
Thence South 89°41' East, 971.09 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING;
Thence North 0°03'28" West, 303.00 feet;
Thence South 89°41' East, 150.00 feet;
Thence South 0°03'28" East, 303.00 feet to the Southerly boundary of Section 32;
Thence North 89°41' West, 150.00 feet along said Southerly boundary to THE TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM the following described parcel of land:

Commencing at the Southwest corner of Section 32;
Thence South 89°41' East, 821.09 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING;
Thence North 0°03'28" West, 303.00 feet;
Thence South 89°41' East, 150.00 feet;
Thence South 0°03'28" East, 303.00 feet to the Southerly boundary of Section 32;
Thence North 89°41' West, 150.00 feet along said Southerly boundary to THE TRUE POINT OF BEGINNING.

AND EXCEPTING THEREFROM the following described parcel of land:

Commencing at the Southwest corner of Section 32;
Thence South 89°41' East, 671.09 feet along the Southerly boundary of Section 32, to THE TRUE POINT OF BEGINNING;
Thence North 0°03'28" West, 303.00 feet;
Thence South 89°41' East, 150.00 feet;
Thence South 0°03'28" East, 303.00 feet to the Southerly boundary of Section 32;
Thence North 89°41' West, 150.00 feet along said boundary to THE TRUE POINT OF BEGINNING.

PARCEL NO. 3:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: That part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Commencing at the Southwest corner of Section 32;
Thence South 89°41' East, 1,121.09 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING;
Thence North 0°03'28" West, 303.00 feet;
Thence South 89°41' East, 150.00 feet to a point 50.0 feet West of the East boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;
Thence South 0°03'28" East parallel to and 50.0 feet West of the East boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, 303.00 feet to a point on the Southerly boundary of Section 32;
Thence North 89°41' West, 150.00 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING.

AND

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: That part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Commencing at the Southwest corner of Section 32;
Thence South 89°41' East, 971.09 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING;
Thence North 0°03'28" West, 303.00 feet;
Thence South 89°41' East, 150.00 feet;
Thence South 0°03'28" East, 303.00 feet to the Southerly boundary of Section 32;
Thence North 89°41' West, 150.00 feet along said Southerly boundary to THE TRUE POINT OF BEGINNING.

AND

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: That part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, described as follows:

Commencing at the Southwest corner of Section 32;
Thence South 89°41' East, 821.09 feet along the Southerly boundary of Section 32 to THE TRUE POINT OF BEGINNING;
Thence North 0°03'28" West, 303.00 feet;
Thence South 89°41' East, 150.00 feet;
Thence South 0°03'28" East, 303.00 feet to the Southerly boundary of Section 32;
Thence North 89°41' West, 150.00 feet along said Southerly boundary to THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: S $\frac{1}{2}$ NW $\frac{1}{4}$;

A parcel of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$, described as follows:

Commencing at the North quarter corner of Section 32, said corner being THE REAL POINT OF BEGINNING;
Thence from this REAL POINT OF BEGINNING, South 89°51'15" East a distance of 796.41 feet along the North boundary of Section 32;
Thence South 0°04'05" East a distance of 1321.70 feet to the South boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32;
Thence along the South boundary of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 32, North 89°48'43" West a distance of 120.06 feet to a point that is 41 rods East of the West boundary of the NE $\frac{1}{4}$ of Section 32;
Thence along a line parallel with the West boundary of the NE $\frac{1}{4}$, South 0°03'42" East a distance of 1321.59 feet to the South boundary of the NE $\frac{1}{4}$ of Section 32;

Thence along the South boundary of the NE¼, North 89°46'11" West a distance of 676.50 feet (41 rods) to the Southwest corner of the NE¼ of Section 32;

Thence along the West boundary of the NE¼ of Section 32, North 0°03'42" West a distance of 2642.20 feet to THE REAL POINT OF BEGINNING.

EXCEPTING THEREFROM that part lying within of the NW¼NE¼, described as follows:

Commencing at the North Quarter corner of Section 32, said corner being the REAL POINT OF BEGINNING;

Thence from this REAL POINT OF BEGINNING, South 89°51'15" East a distance of 796.41 feet;

Thence South 0°04'05" East a distance of 1321.701 feet;

Thence North 89°48'43" West a distance of 796.41 feet;

Thence North 0°03'42" West a distance of 1321.70 feet to the REAL POINT OF BEGINNING.

PARCEL NO. 5

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: A portion of the SE¼, more particularly described as follows:

Beginning at the Southeast corner for Section 31, the TRUE POINT OF BEGINNING;

Thence North 0°12'57" West 2638.28 feet along the Easterly boundary of Section 31 to the East Quarter corner for Section 31;

Thence North 89°53'14" West 1847.21 feet along the Northerly boundary of SE¼;

Thence 1150.54 feet Southwesterly along a curve left having a radius of 1403.00 feet and a chord of South 45°01'44" West 1118.57 feet to the Westerly boundary of SE¼;

Thence South 0°13'39" East 1122.32 feet along the Westerly boundary of SE¼;

Thence North 89°24'47" East 31.83 feet (recorded 34.97) to an existing fence;

Thence Southeasterly along said fence the following courses:

South 30°46'10" East 112.82 feet;

South 32°25'28" East 90.63 feet;

South 34°14'15" East 86.68 feet;

South 38°41'09" East 99.90 feet;

South 45°58'53" East 94.89 feet;

South 46°50'48" East 96.46 feet;

South 51°36'14" East 102.01 feet;

South 55°32'48" East 101.03 feet;

South 49°55'03" East 71.66 feet;

South 15°38'45" East 104.03 feet to the Southerly boundary of SE ¼, Section 31;

Thence South 89°53'05" East 2013.48 feet along the Southerly boundary of Section 31 to THE TRUE POINT OF BEGINNING.

EXCEPTING THE FOLLOWING DESCRIBED WELL SITE:

Beginning at the Southeast corner of said SE¼ Section 31;

Thence South 90°00'00" West a distance of 1291.15 feet along the Southerly boundary of said SE¼;

Thence North 0°00'00" East a distance of 35.00 feet to THE TRUE POINT OF BEGINNING;

Thence South 90°00'00" West a distance of 37.00 feet;

Thence North 0°00'00" East a distance of 35.00 feet;

Thence North 90°00'00" East a distance of 37.00 feet;

Thence South 0°00'00" West a distance of 35.00 feet to THE TRUE POINT OF BEGINNING.

AND FURTHER EXCEPTING THE FOLLOWING:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: Part of the SE¼SE¼, described as follows:

Beginning at the Southeast corner for Section 31, THE TRUE POINT OF BEGINNING;

Thence North 89°53'05" West, 727.02 feet along the Southerly boundary for Section 31;

Thence North 0°06'54" East, 95.14 feet;
Thence North 56°53'37" East, 313.32 feet;
Thence North 45°30'35" East, 441.17 feet;
Thence North 89°46'55" East, 147.48 feet to the Easterly boundary of Section 31;
Thence South 0°12'57" East, 577.47 feet along the Easterly boundary of Section 31 to THE TRUE POINT OF BEGINNING.

PARCEL NO. 6

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: That portion of the NW¼ more particularly described as follows:

Beginning at the Northwest corner for Section 31, THE TRUE POINT OF BEGINNING;
Thence South 0°00'34" East 2069.73 feet along said Westerly boundary;
Thence South 89°53'14" East 45.85 feet;
Thence 833.71 feet Southeasterly on a curve left having a radius of 1242.00 feet and a chord of South 45°50'27" East 818.14 feet to the Southerly boundary of the NW¼;
Thence South 89°52'48" East (recorded South 89°53'14" East) 1042.23 feet along the Southerly boundary of NW¼;
Thence 934.38 feet Northeasterly on a curve left having a radius of 1242.45 feet (recorded 1242.00) and a chord of North 43°46'04" East 912.52 feet;
Thence North 02°44'17" West 633.86 feet;
Thence North 1°28'48" West 908.07 feet to the center of the Northside Canal Company "J" Coulee;
Thence along the center of said Canal the following courses:
South 63°32'18" West 239.45 feet;
South 54°06'30" West 84.32 feet;
South 69°52'48" West 110.41 feet;
North 29°14'49" West 233.57 feet;
North 70°25'50" West 268.03 feet;
North 24°19'18" West 211.89 feet;
North 71°10'10" West 119.09 feet;
North 86°40'36" West 259.07 feet to the Easterly boundary of Government Lot 1;
Thence North 0°14' West 103.56 feet to the Northerly boundary of Section 31;
Thence North 89°51'38" West 1040.83 feet along the Northerly boundary of Section 31 to the Northerly boundary of Section 31 to the TRUE POINT OF BEGINNING.

PARCEL NO. 7:

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN,
GOODING COUNTY, IDAHO

Section 31: NE¼; That part of the NW¼, described as follows:

Beginning at the North Quarter corner for Section 31;
Thence South 0°13'39" East 415.64 feet to the center of the Northside Canal Company "J" Coulee, the TRUE POINT OF BEGINNING;
Thence South 0°13'39" East 1675.77 feet along the Easterly boundary of the NW¼;
Thence North 29°02'56" West 130.58 feet;
Thence North 2°44'17" West 633.86 feet;
Thence North 1°28'48" West 908.07 feet to the center of said "J" Coulee;
Thence North 79°22'54" East 112.40 feet along the center of said "J" Coulee to the TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM the following described property:

Beginning at the East Quarter corner for Section 31;
Thence North 89°53'14" West 2007.45 feet along the Southerly boundary of the NE¼ to the TRUE POINT OF BEGINNING;
Thence North 89°53'14" West 634.23 feet to the center Quarter Corner and Southwest Corner of NE¼;
Thence North 0°13'39" West 546.30 feet along Westerly boundary of NE¼;
Thence 852.74 feet Southeasterly along the Arc of a Curve left having a Radius of 1395.00 and a Chord of South 49°17'31" East 839.53 feet to the TRUE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM a parcel of land located in a portion of the NE¼NE¼, being more particularly described as follows:

Commencing at the Northeast corner of Section 31 and being the REAL POINT OF BEGINNING;
Thence South 00°14'30" East 709.58 feet along the East boundary of Section 31;
Thence South 88°39'34" West 286.37 feet;
Thence North 32°00'15" West 105.10 feet;
Thence North 11°17'32" West 61.72 feet;
Thence North 23°42'24" West 122.17 feet;
Thence North 31°42'03" West 208.04 feet;
Thence North 32°13'38" West 115.58 feet;
Thence North 55°39'33" West 171.57 feet;
Thence North 00°07'09" East 84.68 feet to a point on the North boundary of Section 31;
Thence South 89°52'51" East 712.65 feet along the North boundary of Section 31 to the REAL POINT OF BEGINNING.

PARCEL NO. 8:

Access Easement 20 feet wide for ingress and egress as created in Access Easement dated July 9, 2013, recorded July 10, 2013 as Instrument Number 245429, and re-recorded August 8, 2013 as Instrument Number 245759, Gooding County records, described as follows:

Commencing at the Northeast corner of Section 31, Township 8 South, Range 16 East, Boise Meridian;
Thence North 89°52'51" West 371.59 feet along the North boundary of Section 31 to the REAL POINT OF BEGINNING of the centerline of said 20.00 foot wide easement.
Thence South 34°16'47" West 87.34 feet;
Thence North 89°54'04" West 292.02 feet to the ending point of the centerline of said 20.00 foot wide easement.

Exhibit B
To Mortgage, Assignment of Rents, Security Agreement and Fixture Filing

Equipment

Equipment (excluding farm machinery rolling stock and vehicles, but including without limitation livestock handling equipment, milk tanks, compressors, pumps, stanchions, milking units and other milking equipment, equipment relating to power generation; irrigation equipment, pivots, pumps, motors, sprinkler systems, mainlines, hand lines, wheel lines, siphon tubes, gated pipe and all other irrigation equipment used for the production or transportation of water on the real property described in the attached *Exhibit A* or for the irrigation or drainage thereof);

Milking equipment shall include without limitation scales, milk silos, motors, hoppers, augers, pipelines, couplers, compressors, feed drops, cow lockups, corral shades, stalls, stands, tubes, pumps, tanks, valves, washers, milk receivers, dispensers, controls, filters, take-offs, pulsators, pulsations controllers, claws, automatic detachers, chillers, mounting material, in ground wash heads, runner parlor mats, power generators and sanitation equipment.

Irrigation equipment shall include without limitation above and under ground pipeline, main lines, electric lines, hand lines, wheel lines and all allied equipment such as control panels, pivot controls, wiring, wiring switch panels, shafting, openers, tubing, bowls, suction pipe, cones, reducers, valves, valve openers, reducers, end plugs, risers, stems, sprinkler heads, hoses and nozzles.

Livestock handling equipment shall include without limitation all corrals, cow shades, cow stands, lockups, feed alleys, water troughs, waste water management systems, loading chutes and windbreaks.

The aforementioned shall include, without limitation, the following:

- a.) 125 hp US electric motor and turbine pump on the well & 40 hp US electric motor and turbine pump on the holding pond in the NW $\frac{1}{4}$ of Section 31;
- b.) 250 hp GE electric motor and turbine pump, 75 hp GE electric motor and turbine pump, and 50 hp unknown make electric motor and turbine pump in the NE $\frac{1}{4}$ of Section 31;
- c.) 50 hp US electric motor and an unknown make turbine pump on the northwest holding pond in Section 32;
- d.) 25 hp Baldor electric motor and an unknown make centrifugal pump on the holding pond west of the heifer corrals in Section 32;
- e.) Unknown hp electric motor and pump on the west lagoon for pumping the waste water through the irrigation system in Section 32;
- f.) Unknown hp electric motor and pump on the holding pond for the two pivots and wheel line in the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of Section 32;
- g.) Submersible pumps in the two wells which service the dairy and the main dwelling. Other domestic wells with submersible pumps for delivery of water to the corrals facility and dwellings;
- h.) Three pivot systems in Section 31;
- i.) Four pivot systems and one wheel line in Section 32;
- j.) Approximately 13,000 ft of buried PVC mainline of varying diameters;
- k.) Small amount of hand lines in the irrigated areas not covered by the pivots.

Exhibit C

To Mortgage, Assignment of Rents, Security Agreement and Fixture Filing

Water Assets

WATER RIGHTS

Idaho Department of Water Resources

Water Right Number	Diversion Rate (CFS)	Priority Date
36-08223	.62	March 11, 1984
36-14674	.04	July 31, 1985
36-7364A	2.35	August 10, 1973
36-17023	2.07	August 10, 1973
36-17024	.7	October 28, 1977
36-17025	1.97	August 10, 1973
36-17026	.74	October 28, 1977

North Side Canal Company

Certificate No.	No. of Shares
28563	132.67
28564	100.5
28565	61.5

Exhibit D
To Mortgage, Assignment of Rents, Security Agreement and Fixture Filing

Dairy Products and Receivables

Any and all milk, cream and dairy products produced on the real property described on *Exhibit A* and accounts generated therefrom, including, without limitation, milk, cream and dairy product proceeds, whether pursuant to payments from agreements with milk producers, other milk, cream or dairy product purchasers or otherwise; whether now owned or hereafter acquired; whether now existing or hereafter arising; and all accessions, additions, replacements and substitutions for any of such property, and all proceeds (including, without limitation, insurance proceeds) from the sale or other disposition of any such property.



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

C.L. "Butch" Otter
Governor

Gary Spackman
Director

August 14, 2018

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/Permit No(s): 36-7364A, 36-8223, 36-14674, 36-17023,
36-17024, 36-17025 and 36-17026

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,

A handwritten signature in cursive script, reading 'Trish Fawcett'.

Trish Fawcett
Technical Records Specialist

Enclosure(s)

c: VP IDAHO DAIRY LLC
TitleOne (18309639)



RECEIVED

AUG 08 2018

DEPT. OF WATER RESOURCES
SOUTHERN REGION

237 N. Lincoln
Jerome, ID 83338
Ph. (208) 324-3357
Fx. (866) 310-3443
www.titleonecorp.com

Idaho Dept of Water Resources
Attn: Trish Fawcett
650 Addison Ave W, Ste 500
Twin Falls, ID 83301

Date: June 13, 2018

Re: Escrow No. 18309639 ~ VP Idaho Dairy LLC, an Idaho limited liability company

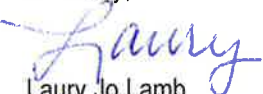
Dear Trish,

In connection with the above referenced transaction, I am enclosing the following:

- (2) Checks each in the amount of \$175.00
- Notice of Change in Water Right Ownership
- Notice of Security Interest in a Water Right
- Copy of recorded Mortgage
- Copy of recorded Quit Claim Deed

If you have any questions, please do not hesitate to contact me.

Sincerely,


Laury Jo Lamb
(208) 324-3357
llamb@titleonecorp.com