

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
JUN 30 2017
Department of Water Resources
Eastern 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.
15-7347 <i>OK</i>			
15-7370 <i>OK</i>			
15-7385 <i>OK</i>			

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

A) Evidence of the security interest. This may be a copy of a **DEED of TRUST, MORTGAGE, CONTRACT OF SALE** or other legal document indicating your interest in the property and water rights or claims in question, **WITH ATTACHED LEGAL DESCRIPTION.**

B) A **FEE** of **\$25.00** per water right or adjudication claim.

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

Northwest Farm Credit Services, FLCA

73 Fort Hall, Ste. A

American Falls, ID 83211

Phone 208-226-1340

Email saadia.rogers@northwestfcs.com

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

2M Brand LLC, Lawrence Victor Riches Jr.

5. Expiration Date of Notification Period

05/01/2041

6. Is this a Renewal of Request for Notification?

☐ YES

☒ NO

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

Title, if applicable

Usha Tripathi
Branch Manager

For Office Use Only

Received by *JB*

Date

6/30/2017

Receipt No.

E043152

Fee

\$75.-

Processed by AJ

Date

WR

JB

Date

7/25/2017

SUPPORT DATA

IN FILE # *15-7347*

Return Address:
Northwest FCS - American Falls
73 Fort Hall Ave, Ste A
American Falls, ID 83211

RECEIVED
JUN 30 2017
Department of Water Resources
Eastern Region

Instrument # 209029

POWER COUNTY, IDAHO
05-03-2016 09:50:39 AM No. of Pages: 24
Recorded for: ALLIANCE TITLE - POCATELLO OFF
SHARIE SPRAGUE Fee: \$79.00
Ex-Officio Recorder Deputy: maureen schelske
Electronically Recorded by Simplifile

310922

Microfilm No. 153792
3 Day May 2016
At 4:10 O'clock P.M.
Lola Bott
Oneida Co. Recorder
Fee \$ 82.00 Deputy
Recorded at Request of
Northern Title Co

**Mortgage
and Fixture Filing**

NOTICE: THE SECURED OBLIGATIONS MAY PROVIDE FOR A VARIABLE INTEREST RATE. THE SECURED OBLIGATIONS MAY REVOLVE IF PROVIDED FOR IN THE LOAN DOCUMENTS. BORROWER MAY BORROW, REPAY AND RE-BORROW LOAN PROCEEDS PURSUANT TO THE NOTE(S), SUBJECT TO THE APPLICABLE TERMS OF THE LOAN DOCUMENTS.

This Mortgage dated as of April 27, 2016, is executed by 2M Brand, LLC, a Limited Liability Company (collectively "Mortgagor"), whose address is P.O Box 269, Rockland, ID 83271, in favor of and for the benefit of Northwest Farm Credit Services, FLCA, a corporation organized and existing under the laws of the United States ("Mortgagee"), whose address is 1700 South Assembly Street, Spokane, WA 99224-2121, P. O. Box 2515, Spokane, WA 99220-2515.

This conveyance is intended to secure performance of the covenants and agreements contained herein, and in any note(s), Membership Agreement, loan agreement, security documents and any other documents or instruments signed in connection with the note(s) and security documents and any amendments (collectively, the "Loan Documents"). Pursuant to the terms and conditions of the Loan Documents, Mortgagor has agreed to grant this Mortgage in favor of Mortgagee to provide security for the Secured Obligations described herein, the related Loan Documents and any and all other documents entered into pursuant thereto.

1. GRANT OF SECURITY.

Mortgagor, in consideration of the indebtedness secured by this Mortgage, irrevocably bargains, sells, grants, mortgages, transfers, conveys, assigns and warrants to Mortgagee, for the benefit and security of Mortgagee, all Mortgagor's existing and future rights, titles, interests, estates, powers and privileges in or to the following (collectively the "Collateral"):

1.1 Property. That certain real property located in Power and Oneida County(ies), State of Idaho, more particularly described on Exhibit A attached hereto and incorporated herein (the "Land") and including the following:

a. All buildings, wells and other improvements now or hereafter located on the Land, including, but not limited to, the Fixtures (as defined below), timber, if applicable, and all other equipment, machinery, appliances and other articles attached to such buildings and other improvements (collectively the "Improvements");

Mortgage
(2M Brand, LLC/Note No. 6228212)

1/24

Recorded Electronically	
ID	209029
County	Power
Date	5-5-16
Time	9:50 AM
Simplifile.com 800.460.5857	

Return Address:
Northwest FCS - American Falls
73 Fort Hall Ave, Ste A
American Falls, ID 83211

153792

310922

Mortgage and Fixture Filing

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1.1 **Property.** That certain real property located in Power and Oneida County(ies), State of Idaho, more particularly described on Exhibit A attached hereto and incorporated herein (the "Land") and including the following:

a. All buildings, wells and other improvements now or hereafter located on the Land, including, but not limited to, the Fixtures (as defined below), timber, if applicable, and all other equipment, machinery, appliances and other articles attached to such buildings and other improvements (collectively the "Improvements");

Mortgage
(2M Brand, LLC/Note No. 6228212)

1/24

b. All fixtures (including without limitation, goods that are or become so related to the Land that an interest in them arises under the real estate law) and any additions or replacements (collectively the "Fixtures") now or hereafter located on, attached to, installed in or used in connection with the Land;

c. All personal property, appliances, equipment and goods now or hereafter owned or possessed by Mortgagor located upon, in, or about or used in connection with said Land or Improvements, including the maintenance thereof, together with all increases, substitutes, replacements, proceeds and products thereof and additions and accessions thereto;

d. All rights, rights-of-way, easements, licenses, profits, claims, demands, privileges, grazing privileges, tenements, hereditaments and appurtenances now owned or hereafter acquired by Mortgagor and used in connection with the Land and the Improvements or as a means of access to either or both, including without limitation, all rights over the property of third persons which are related thereto and all unaccrued trespass and surface damage claims appurtenant thereto, and all written operations plans and all permits and approvals related to the Land and Improvements;

e. All of Mortgagor's right, title and interest in and to any land within any right-of-way of any open or proposed street adjoining the Land, and any and all sidewalks, alleys, strips and gores of land adjacent to or used in connection with the Land and Improvements;

f. All of Mortgagor's existing and future rights in (including without limitation, royalty and leasehold rights) oil, gas and other mineral rights in or relating to the Land;

g. All existing and future leases and subleases relating to the Land and Improvements or any interest in them, including without limitation, all deposits, advance rentals and other similar payments, but not including the Rents, as defined and separately assigned herein;

h. All options to purchase, exchange or lease the Land, Fixtures or Improvements or any interest in them (and any greater estate in the Land, Fixtures or Improvements and acquired by exercise of such options);

i. All contracts and policies of insurance and proceeds thereof which may insure all or any portion of the Collateral against casualties and theft;

j. All Mortgagor's other existing or future estates, homestead or other claims or demands, both in law and in equity in the Land and Improvements, including without limitation, (i) all awards made for the partial or complete taking by eminent domain, or by any proceeding or purchase in lieu of eminent domain, of the Land or Improvements, and (ii) all proceeds, including general intangibles and payment intangibles, of any insurance covering any of the Collateral; and

k. All cash or non-cash proceeds of the sale, lease, license, exchange or other disposition of the Collateral, including accounts and general intangibles arising therefrom. Proceeds include all subsidy payments, in cash or in kind, which may be made to Mortgagor by any person, entity or governmental agency, including but not limited to, payments and entitlements from state and federal farm programs, as well as any type of property insurance; and any rights arising out of Land or Improvements, collections and distributions on Land or Improvements.

1.2 **Water Assets.** All right, title, and interest at any time of Mortgagor (or any of its bailees, agents, or instrumentalities), whether now existing or hereafter arising or acquired, whether direct or indirect, whether owned legally, of record, equitably or beneficially, whether constituting real or personal property (or subject to any other characterizations), whether created or authorized under existing or future laws or regulations, and however arising in, without limitation, the water, water rights and other assets and items more specifically described hereinafter (collectively the "Water Assets"). A description of some Water Assets may also be included with the description of the Land set forth above or in an exhibit hereto.

a. All water (including any water inventory in storage), water rights and entitlements, other rights to water and other rights to receive water or water rights of every kind or nature whatsoever and howsoever evidenced, including but not limited to the following: (i) the groundwater on, under, pumped from or otherwise available to the Land, whether as the result of groundwater rights, contractual rights or otherwise, together with Mortgagor's right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency or any rights granted or created by any use, easement, covenant, agreement, or contract with any person or entity; (ii) any rights to which the Land is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive, decreed or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water; (iii) any water, water right, water allocation, distribution right, delivery right, water storage right, or other water-related entitlement appurtenant or otherwise applicable to the Land by virtue of the Land being situated within the boundaries of any governmental district or agency, or within the boundaries of any private water company, mutual water company, irrigation company, ditch company or other non-governmental entity that owns, stores, diverts and/or delivers water including, any and all stock, interest or other rights Mortgagor has in such entity, including voting or decision rights, and any and all rights from any entity or other person to acquire, receive, exchange, sell, lease, or otherwise transfer any Water Assets, to store, deposit or otherwise create water credits in a water bank or similar or other arrangement for allocating water, to transport or deliver water, or otherwise to deal with any Water Asset; and (iv) all water and existing and future water rights, however evidenced, to the use of water for irrigation, livestock and domestic purposes. References to "water" and "water rights" are used herein in the broadest and most comprehensive sense of the terms. The term "water" includes water rights and rights to water or whatever rights to money, proceeds, property or other benefits are exchanged or received for or on account of any Water Assets or any conservation or other nonuse of water, including whatever rights are achieved by depositing one's share of any Water Assets in any water bank or with any water authority, or any other water reallocation rights.

b. All licenses, permits, approvals, contracts, decrees, rights and interests to acquire or appropriate any Water Assets, water bank or other credits evidencing any right to Water Assets, to store, carry, transport or deliver Water Assets, to sell, lease, exchange, or otherwise transfer any Water Asset, or to change the point for diversion of water, the location of any Water Asset, the place of use of any Water Asset, or the purpose of the use of any Water Asset.

c. All rights, claims, causes of action, judgments, awards, and other judicial, arbiter or administrative relief in any way relating to any Water Asset.

d. All storage and treatment rights for any Water Asset, whether on or off the Land or other property of Mortgagor, together with all storage tanks, and other equipment used or usable in connection with such storage and any water bank deposit credits, deposit accounts or other rights arising on account of the storage or nonuse of any Water Asset.

e. All irrigation and watering equipment, including all pumps, pumping plants, storage tanks, pump motors, electrical generators (all of which are declared to be fixtures), and all systems, ditches, laterals, conduits, and rights-of-way used to convey water or to drain the Land, all of which rights are or are hereby made appurtenant to the Land.

f. All guaranties, warranties, marketing, management or service contracts, indemnity agreements, and water right agreements, including joint use agreements, other water related contracts and water reallocation rights, all insurance policies regarding or relating to any Water Asset.

g. All rents, issues, profits, proceeds and other accounts, instruments, chattel paper, contract rights, general intangibles, deposit accounts and other rights to payment arising from or on account of any use, nonuse, sale, lease transfer or other disposition of any Water Asset.

2. REPRESENTATIONS AND WARRANTIES. Mortgagor represents and warrants to Mortgagee as follows:

a. Mortgagor has represented and warranted to Mortgagee the location of Mortgagor's chief executive office; the state of its formation; Mortgagor's state of residence; and Mortgagor's exact legal name is as set forth herein.

b. Mortgagor is the sole legal and equitable owner of the Collateral;

c. Except as otherwise previously disclosed to Mortgagee, Mortgagor has the exclusive right to harvest any timber, if any, from the Land and has the exclusive right to use the appurtenant rights and the operating permits;

d. Without thereby limiting the generality of the foregoing, and except as otherwise previously disclosed to Mortgagee, Mortgagor has not assigned or granted any harvest or access rights or interests, or sold or leased any part of the Land or the Improvements, if any, to any other person (individual, organization or governmental unit);

e. There are no claims, liens, encumbrances (including judgments, levies and the like), or security interests ("Liens") covering the Collateral or any part or item thereof except easements and reservations of record, that are listed on the title policy delivered by Mortgagor;

f. To the best of Mortgagor's knowledge, and other than have been disclosed to Mortgagee, there are no federal, state or local laws, regulations, rules or standards ("Laws"), or permits, orders, injunctions, citations, notices of civil penalty, restraining orders, judgments or the like issued by any governmental unit ("Orders") that are now in effect and that would restrict any material use of the Collateral;

g. Mortgagor has taken all actions necessary and has duly authorized this Mortgage and it is the legally valid and binding contract of Mortgagor, and is enforceable against Mortgagor in accordance with its terms; and

h. To the best of Mortgagor's knowledge, neither the execution of this Mortgage nor the payment and performance of the Secured Obligations will materially violate any Laws or Orders affecting Mortgagor or the Collateral or constitute a breach or Event of Default by Mortgagor under any agreement, contract, loan indenture, lease, instrument or like document to which Mortgagor is a party or the Collateral is bound.

The foregoing representations and warranties will survive and not be merged or otherwise eliminated by any conveyance, voluntarily or through foreclosure, of the Collateral to Mortgagee or its nominee. Mortgagor hereby agrees to indemnify, defend and hold harmless Mortgagee from and against any and all claims, loss, liability, damages, liens, penalties, costs and expenses of any nature or kind whatsoever arising from or related to any misstatement or omission of any material fact in the foregoing representations and warranties.

3. SECURED OBLIGATIONS.

3.1 Secured Obligations. This Mortgage, and the lien it creates, is made for the purpose of securing the following obligations (collectively the "Secured Obligations"):

a. The full and punctual payment of the indebtedness evidenced by that certain note(s) described below, in favor of Mortgagee (the "Note(s)") with interest thereon at the rates therein provided which interest rate and payment terms may be adjusted as provided in the Note(s) and Loan Documents, together with any and all renewals, modifications, consolidations and extensions of the indebtedness evidenced by the Note(s), as well as any prepayment fees or penalties provided for in the Note(s) or as it may be amended to provide for such prepayment fees or penalties;

Note No.	Date of Note	Principal Amount	Final Installment Date
6228212	April 27, 2016	\$6,158,750.00	May 1, 2041

b. Payment and performance of the obligations under the Note(s) and Loan Documents (including future advances) and under any and all other present and future agreements executed in relation to the Note(s);

c. Payment of such additional sums with interest thereon as may be due to Mortgagee under any provisions of this Mortgage;

d. Payment of all indebtedness and performance of all other obligations which the then record owner of the Collateral may agree to pay and perform for the benefit of Mortgagee, and which are contained in a document which recites that it is secured by this Mortgage;

e. Payment of all amounts advanced by (or on behalf of) Mortgagee to improve, protect or preserve the Collateral or the security of this Mortgage, with interest on such amounts as provided in this Mortgage;

f. Payment and performance of all amendments, modifications, extensions, renewals and replacements of any of the foregoing; and

g. Payment of charges as allowed by law, when such charges are made for any Mortgagee statement or other statement regarding the Secured Obligations.

3.2 **Separate Indemnities.** Notwithstanding the foregoing, this Mortgage does not secure any separate hazardous materials indemnity or any similar indemnity or indemnities in any of the Loan Documents.

3.3 **Indexing.** Notice is hereby given that the interest rate, payment terms or balance due on the Notes(s) may be indexed, adjusted, renewed or renegotiated.

3.4 **Continuing Validity.** The continuing validity and priority of this Mortgage for future extensions of credit and advances shall not be impaired by the fact that at certain times no outstanding indebtedness to Mortgagee or commitments from Mortgagee to make future extensions of credit or advances exists.

4. COVENANTS.

4.1 **Maintenance, Repair, Alterations.** Mortgagor shall: keep the Collateral in good condition and repair; complete promptly and in a good and workmanlike manner, any Improvement that may be constructed on the Land, and promptly restore in like manner any Improvement that may be damaged or destroyed, and pay when due all claims for labor performed and materials furnished for such construction or restoration; comply with all Laws and Orders of any court or governmental or regulatory body having jurisdiction over Mortgagor, the Land or Improvements; comply with any condominium or other plan, declaration of covenants, conditions and restrictions, and reciprocal easement agreements to which the Land is subject ("CC&Rs"), any owners' association articles and bylaws affecting the Land, and such exceptions to title as evidenced by a preliminary title report on the date of closing, acceptable to Mortgagee ("Permitted Liens"); keep and maintain abutting grounds, sidewalks, roads, parking and landscape areas in good, neat order and repair; comply with the provisions of any leases constituting part of the Collateral; obtain and maintain in full force and effect all permits necessary for the use, occupancy and operation of the Collateral; and do any and all other acts, except as otherwise prohibited or restricted by the Loan Documents, that may be reasonably necessary to protect or preserve the value of the Collateral and the rights of Mortgagee in it.

Mortgagor shall not, except upon the prior written consent of Mortgagee, which shall not be unreasonably withheld or delayed: remove, demolish or materially alter any of the Improvements, other than to make non-structural repairs in the ordinary course of business, that preserve or increase the value of the Land; commit or permit any waste or deterioration of the Collateral; abandon all or any part of the Collateral or leave the Collateral unprotected, unguarded, vacant or deserted; or initiate, join in or consent to any change in any zoning ordinance, general plan, specific plan, private restrictive covenant or other public or private restriction limiting the uses that may be made of the Land or Improvements by Mortgagor.

4.2 Insurance. Keep all material property useful and necessary in its business in reasonably good working order and condition (ordinary wear and tear excepted); maintain with financially sound and reputable insurance companies casualty, liability, and such other insurance (that may include plans of self-insurance) with such coverage and deductibles, and in such amounts as may be consistent with prudent business practice and in any event consistent with normal industry practice; and furnish to the Mortgagee, upon written request, full information as to the insurance carried.

4.3 Condemnation and Other Awards. Mortgagor shall take all actions reasonably required by Mortgagee in connection with condemnation or other taking to defend and protect the interests of Mortgagor, Mortgagee in the Land. Mortgagee shall be entitled to participate in, control and be represented by counsel of its choice in such proceeding. All condemnation proceeds shall first be applied to reimburse Mortgagee for all their reasonable costs and expenses, including reasonable attorneys' fees, incurred in connection with the collection of such award or settlement. The balance of such award or settlement shall be applied by Mortgagee against the Secured Obligations in such order as Mortgagee may determine.

4.4 Taxes, Assessments and Utilities. Mortgagor shall pay, prior to delinquency, all of the following: all general and special real property taxes and assessments imposed on the Land; all other taxes, assessments and charges assessed on the Land (or on the owner and/or operator of the Land) that create or may create a lien on the Land (or on any Improvement or Fixture used in connection with the Land); including, without limitation, non-governmental levies and assessments under applicable covenants, conditions and restrictions; and all business taxes.

Mortgagor shall promptly pay all gas, irrigation, electricity, water, sewer and other utility charges incurred for the benefit of the Collateral or that may become a lien against the Collateral; and all other similar public or private assessments and charges relating to the Collateral, regardless of whether or not any such charge is or may become a lien on the Collateral.

4.5 Liens. Mortgagor shall not cause, incur or permit to exist any Liens upon all or any part of the Collateral or any interest in the Collateral other than Permitted Liens. Mortgagor shall pay and promptly discharge, at Mortgagor's sole cost and expense, all such Liens.

4.6 Sale or Lease of Collateral: Due on Sale Clause. Mortgagor shall not sell, lease, sublease or otherwise transfer all or any part of the Collateral or any interest in it, without the prior written consent of Mortgagee, which consent may be granted or withheld in Mortgagee's sole and absolute discretion. No sale, lease or other transfer shall relieve Mortgagor from primary liability for its obligations under the Loan Documents or relieve any guarantor from any liability under any guaranty. Upon any such transfer to which Mortgagee does not consent, Mortgagee at its option may, without prior notice, declare all Secured Obligations immediately due and payable without presentment, demand, protest or further notice of any kind, and may exercise all rights and remedies provided in this Mortgage, in the other Loan Documents or under applicable law.

4.7 Inspections and Property Valuations. Mortgagor authorizes Mortgagee and its agents, representatives and employees, upon reasonable notice to Mortgagor, to enter at any time upon any part of the Collateral for the purpose of inspecting the Collateral. Mortgagor agrees to pay the costs and expenses of Mortgagee incurred in such inspections and examinations, including without limitation, Mortgagee's attorneys' fees, if such inspection was made necessary because of an Event of Default, whether the services are provided by Mortgagee's employees, agents or independent contractors. Any inspection or review by Mortgagee is solely for Mortgagee's benefit to protect

Mortgagee's security and preserve Mortgagee's rights under this Mortgage. No inspection by Mortgagee shall constitute a waiver of any Event of Default. Mortgagor shall cooperate in allowing Mortgagee or its agents reasonable access to the Collateral for the purpose of performing any subsequent valuation, whether it is in the form of an appraisal or any other method of valuing the Collateral. Mortgagor shall pay promptly to Mortgagee, on demand, the costs of any such subsequent valuation, whether performed by employees, agents, or independent contractors of Mortgagee.

4.8 Defense of Actions. Mortgagor shall notify Mortgagee of any action or proceeding purporting to affect (a) the security of this Mortgage, (b) all or any part of the Collateral or any interest in it, (c) any additional or other security for the Secured Obligations, or (d) the interests, rights, powers or duties of Mortgagee under this Mortgage. Mortgagor, at no cost or expense to Mortgagee, shall appear in and defend the same. If Mortgagee elects to become or is made a party to such action or proceeding, Mortgagor shall indemnify, defend and hold Mortgagee harmless from all related liability, damage, cost and expense reasonably incurred by Mortgagee, whether or not such action or proceeding is prosecuted to judgment or decision.

4.9 Protection of Security. If Mortgagor fails to make any payment or to do any act required by this Mortgage or any of the other Loan Documents, Mortgagee may do so. Mortgagee may decide to do so, in its own discretion, without obligation to do so, without further notice or demand, and without releasing Mortgagor in such manner and to such extent as it may reasonably deem necessary to protect the security of this Mortgage.

4.10 Mortgagee's Powers. If Mortgagor fails to pay any sum, other than principal and interest on the Secured Obligations, or to perform or comply with any other obligation required by any Loan Document, Mortgagee at its election may pay such sum or comply with such obligation. Without affecting the liability of Mortgagor or any other person liable for the payment of any Secured Obligation, and without affecting the lien or charge of this Mortgage, Mortgagee may, from time to time, do any of the following: (a) release any person so liable, (b) release or reconvey all or any part of the Collateral, (c) take or release any other or additional security for any Secured Obligation, or (d) make arrangements with debtors in relation to the Secured Obligations. Waiver by Mortgagee of any right or remedy as to any transaction or occurrence shall not be deemed to be a waiver of any future transaction or occurrence. By accepting full or partial payment or performance of any Secured Obligation after due or after the filing of a notice of default and election to sell, Mortgagee shall not have thereby waived its right to (i) require prompt payment and performance in full, when due, of all other Secured Obligations, (ii) declare a default for failure to so pay or perform, or (iii) proceed with the sale under any notice of default and election to sell previously given by Mortgagee, or as to any unpaid balance of the indebtedness secured by this Mortgage.

4.11 Reimbursement of Costs, Fees and Expenses: Secured by Mortgage. Mortgagor shall pay, on demand, to the maximum allowable under applicable law, all reasonable costs, fees, expenses, advances, charges, losses and liabilities paid or incurred by Mortgagee in administering this Mortgage, the collection of the Secured Obligations, and Mortgagee's exercise of any right, power, privilege or remedy under this Mortgage. Fees, costs and expenses of attorneys shall include the reasonable fees and disbursements of Mortgagee's outside and staff counsel and of any experts and agents, and including such fees incurred in the exercise of any remedy (with or without litigation), in any proceeding for the collection of the Secured Obligations, in any foreclosure on any of the Collateral, in protecting the lien or priority of any Loan Document, or in any litigation or controversy connected with the Secured Obligations, including any bankruptcy, receivership, injunction or other proceeding, or any appeal from or petition for review of any such proceeding.

5. RENTS, ISSUES AND PROFITS.

5.1 Assignment of Rents, Issues and Profits. Mortgagor absolutely, unconditionally and irrevocably assigns and transfers to Mortgagee all of its right, title and interest in and to all rents, issues, profits, royalties, income and other proceeds and similar benefits derived from the Collateral (collectively the "Rents"), and gives to Mortgagee the right, power and authority to collect such Rents. Mortgagor irrevocably appoints Mortgagee its true and lawful attorney-in-fact, at the option of Mortgagee, at any time and from time to time, to demand, receive and enforce payment, to give receipts, releases and satisfactions, and or sue, in its name or in Mortgagor's name, for all Rents,

and to apply them to the Secured Obligations. Mortgagee hereby grants to Mortgagor a license to collect and retain Rents (but not more than one month in advance unless the written approval of Mortgagee has first been obtained) so long as an Event of Default shall not have occurred and be continuing. The assignment of the Rents is intended to be an absolute assignment from Mortgagor to Mortgagee and not merely the passing of a security interest. This assignment of Rents is intended to be specific, perfected and choate upon recording.

5.2 Collection Upon Default. Upon the occurrence of an Event of Default, Mortgagor's license to collect the Rents shall automatically terminate. Upon such termination, Mortgagee may, at any time, either in person, by agent or by a receiver appointed by a court, and without regard to the adequacy of any security for the Secured Obligations, do any of the following: (a) enter upon and take possession of all or any part of the Collateral; (b) with or without taking possession of the Collateral in its own name, sue for or otherwise collect Rents (including those past due and unpaid, and all prepaid Rents and all other security or other deposits paid by tenants to Mortgagor); and (c) apply the Rents (less costs and expenses of operation and collection, including, without limitation, attorneys' fees, whether or not suit is brought or prosecuted to judgment) to any Secured Obligation, and in such order as Mortgagee may determine, even if payment or performance of said Secured Obligation may not then be due. Mortgagor agrees that, upon the occurrence of any Event of Default, Mortgagor shall promptly deliver all Rents and security deposits to Mortgagee.

5.3 Further Assignments. Upon Mortgagee's demand from time to time, Mortgagor shall execute and deliver to Mortgagee recordable assignments of Mortgagor's interest in any and all leases, subleases, contracts, rights, licenses and permits now or hereafter affecting all or any part of the Land. Mortgagee may, at its option, exercise its rights under this Mortgage or any such specific assignment and such exercise shall not constitute a waiver of any right under this Mortgage or any such specific assignment.

6. DEFAULT AND REMEDIES

6.1 Events of Default. The occurrence of any of the following events or conditions shall constitute an event of default ("Event of Default") under this Mortgage: Mortgagor fails to pay any amount owing under this Mortgage when due; Mortgagor fails to pay any taxes, insurance premiums, assessments or rents required under this Mortgage; Mortgagor fails to observe or perform any other obligation contained in this Mortgage; the occurrence of an Event of Default under any other Loan Document; all or any portion of the Improvements or Fixtures are destroyed by fire or other casualty and Mortgagor fails to satisfy restoration conditions; or all or any material part of the Land or other Collateral is condemned, taken in eminent domain, seized or appropriated by any governmental or quasi-governmental agency or entity.

6.2 Acceleration Upon Default: Additional Remedies. Upon the occurrence of an Event of Default, Mortgagee may, at its option, exercise all of the applicable rights and remedies set forth herein and in the other Loan Documents and, in addition, declare all Secured Obligations to be immediately due and payable without any presentment, demand, protest or further notice of any kind; and whether or not Mortgagee exercises any said right or remedy. Mortgagee may: (a) either in person or by agent, with or without bringing any action or proceeding, or by a receiver appointed by a court and without regard to the adequacy of its Collateral enter upon and take possession of all or part of the Collateral, in its own name. The entering and taking possession of the Collateral, the collection of Rents and their application to the Secured Obligations shall not cure or waive any Event of Default or notice of default or invalidate any act done in response to them. Regardless of whether possession of the Collateral or the collection, receipt and application of any of the Rents is by Mortgagee or a receiver, Mortgagee shall be entitled to exercise every right provided for in the Loan Agreement and other Loan Documents or by law upon occurrence of any Event of Default, including the right to exercise the power of sale; (b) commence an action to foreclose this Mortgage, appoint a receiver, or specifically enforce any of the covenants contained in this Mortgage; (c) exercise all of the rights and remedies available to a secured party under the applicable Uniform Commercial Code in such order and in such manner as Mortgagee, in its sole discretion, may determine, including without limitation, requiring Mortgagor to assemble the Collateral and make the Collateral available to Mortgagee at a reasonably convenient location. The expenses of retaking, holding, preparing for sale or the like shall include reasonable attorneys' fees and other expenses of Mortgagee and shall be secured by this Mortgage; and/or (d) exercise all other rights and

remedies provided in this Mortgage, in any other Loan Document or other document or agreement now or hereafter securing all or any portion of the Secured Obligations, or as provided by law or in equity.

6.3 Appointment of Receiver. Upon the occurrence of an Event of Default under this Mortgage, Mortgagee, without notice to Mortgagor, and without regard to the then value of the Collateral or the interest of Mortgagor in it, shall have the right to enter the Land in person or to apply to any court having jurisdiction to appoint a receiver or receivers of the Land, Fixtures or Improvements. Mortgagor irrevocably consents to such appointment and waives notice of any such application. The actions that Mortgagee or such receiver may take in connection with such entry may include, but are not limited to (a) modifying, compromising obligations under, terminating and implementing remedies with respect to any assigned leases or subleases, and (b) entering into, modifying or terminating any contractual arrangements, subject to Mortgagee's right at any time to discontinue any of the same without liability. Mortgagee is further authorized by this provision to request the court to appoint a general receiver and to empower the receiver to (i) sell or lease all or any portion of the Land, Fixtures or Improvements, (ii) collect and apply to the outstanding balances of the Secured Obligations all sales or lease proceeds, or hold the proceeds pending a court order approving the receiver's final report and account, and (iii) hold the collections as cash collateral pending such court order or foreclosure sale. Any such receiver(s) shall also have all the usual powers and duties of receivers in similar cases and all the powers and duties of Mortgagee in case of entry as provided in this Mortgage, and shall continue to exercise all such powers until the date of confirmation of sale of the Land, Fixtures or Improvements, unless such receivership is sooner terminated. If Mortgagee elects to enter or take possession of the Land, Fixtures or Improvements, it will not assume any liability to Mortgagor or any other person for operation or maintenance of the Land, Fixtures or Improvements, and Mortgagor expressly waives any such Mortgagee liability.

6.4 Application of Funds After Default. Except as otherwise provided in this Mortgage, upon the occurrence of an Event of Default, Mortgagee may at any time, with notice to Mortgagor if providing such notice will not adversely delay the exercise of Mortgagee's rights or remedies, apply to any Secured Obligation, in such manner and order as Mortgagee may elect, even if such Secured Obligation may not yet be due, any amounts received and held by Mortgagee to pay insurance premium or taxes or as Rents, or as insurance or condemnation proceeds, and all other amounts received by Mortgagee from or on account of Mortgagor or the Collateral, or otherwise. The receipt, use or application of any such amounts shall not affect the maturity of any Secured Obligation, any of the rights or powers of Mortgagee under the terms of any Loan Document, or any of the obligations of Mortgagor or any guarantor under any Loan Document; or waive any Event of Default or notice of default under the Loan Documents; or invalidate any act of Mortgagee.

6.5 Remedies Not Exclusive. Mortgagee shall be entitled to enforce payment and performance of any Secured Obligation and to exercise all rights and powers under this Mortgage or any other Loan Document or other agreement or any law, even if some or all of the Secured Obligations may be otherwise secured, whether by guaranty, deed of trust, mortgage, pledge, lien, assignment or otherwise. Mortgagee shall be entitled to enforce this Mortgage and any other security for the Secured Obligations held by Mortgagee in such order and manner as it may in its absolute discretion determine. No remedy conferred upon or reserved to Mortgagee is intended to be exclusive of any other remedy in this Mortgage, and other agreement, or at law, but each shall be cumulative and in addition to every other remedy available to Mortgagee. Every power or remedy given by any of the Loan Documents to Mortgagee or to which it may be otherwise entitled, may be exercised, concurrently or independently, from time to time and as often as may be deemed expedient by Mortgagee, and it may pursue inconsistent remedies. Mortgagor may be joined in any action brought by Mortgagee to foreclose under or otherwise enforce this Mortgage.

7. MISCELLANEOUS

7.1 Amendments. This instrument cannot be waived, modified, discharged or terminated except in writing signed by the party against whom enforcement of such changes is sought.

7.2 Waivers. Mortgagor waives, to the extent permitted by law, (a) the benefit of all laws (whenever enacted) providing for any appraisal before sale of any portion of the Collateral, (b) all rights of valuation, appraisal, stay of execution, notice of election to mature or declare due the whole of the Secured Obligations and marshaling in the

event of foreclosure of this Mortgage, and (c) all rights and remedies that Mortgagor may have under the laws of the State of Washington regarding the rights and remedies of sureties. Further, Mortgagor hereby waives, to the fullest extent permitted by law, the right to plead, use or assert any statute of limitations as a plea, defense or bar to any Secured Obligation, or to any complaint or other pleading or proceeding filed, instituted or maintained for the purpose of enforcing this Mortgage or any rights under it.

7.3 Further Assurances. Mortgagor agrees to do or cause to be done such further acts and things and to execute and deliver or to cause to be executed and delivered such additional assignments, agreements, powers and instruments as Mortgagee may reasonably require to: (a) further evidence, implement or perfect any of Mortgagee's rights, remedies and security interests, (b) correct any defect, error or omission in this Mortgage or the execution or acknowledgment of this Mortgage, (c) subject to the lien of this Mortgage any of Mortgagor's properties covered or intended to be covered by this Mortgage, (d) perfect, maintain and keep valid and effective such lien, (e) carry into effect the purposes of this Mortgage, or (f) better assure and confirm to Mortgagee its respective rights, powers and remedies under this Mortgage.

7.4 Notices. All notices, demands, approvals and other communications shall be made in writing to the appropriate party at the address set forth in this Mortgage. All such notices shall be made in accordance with the Loan Agreement.

7.5 Headings. Article and section headings are included in this Mortgage for convenience of reference only and shall not be used in construing this Mortgage.

7.6 Severability. Every provision of this Mortgage is intended to be severable. The illegality, invalidity or unenforceability of any provision of this Mortgage shall not in any way affect or impair the remaining provisions of this Mortgage, which provisions shall remain binding and enforceable.

7.7 Subrogation. To the extent that proceeds of the Secured Obligations are used, either directly or indirectly, to pay any outstanding lien, charge or prior encumbrance against the Collateral, Mortgagee shall be subrogated to any and all rights and liens held by any owner or holder of such outstanding liens, charges and prior encumbrances, regardless of whether such liens, charges or encumbrances are released.

7.8 Governing Law. This Mortgage shall be governed by, and construed in accordance with, the substantive laws of the State of Washington, except where the location of the Land may require the application of the laws of another state or where federal laws, including the Farm Credit Act of 1971, as amended, may be applicable.

7.9 Interpretation. In this Mortgage the singular shall include the plural and the masculine shall include the feminine and the neuter and vice versa, if the context so requires; and the word "person" shall include corporation, partnership or other form of association. Any reference in this Mortgage to any document, instrument or agreement creating or evidencing an obligation secured hereby shall include such document, instrument or agreement both as originally executed and as it may from time to time be modified.

7.10 Successors and Assigns. This Mortgage applies to, inures to the benefit of and binds all parties to this Mortgage, their heirs, legatees, devisees, administrators, executors, successors and assigns.

7.11 Security Agreement. This Mortgage constitutes a security agreement for all purposes under the Uniform Commercial Code in effect in the State(s) where the Mortgagor resides. Mortgagor hereby authorizes Mortgagee to file, at any time, one or more financing statements and any amendments and continuations thereof, describing any personal property or fixtures described herein, without further signature of Mortgagor. In addition to all other rights and remedies provided for in this Mortgage, Mortgagee shall have all of the rights and remedies of a secured party under the Uniform Commercial Code.

7.12 **Counterparts.** This Mortgage may be executed in any number of counterparts, each of which, when executed, shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument.

7.13 **Fixture Filing and Financing Statement.** This Mortgage is intended to serve as a Fixture filing covering Fixtures, and if applicable, as a financing statement covering timber as-extracted collateral and timber to be cut pursuant to the terms of the applicable Uniform Commercial Code. This Mortgage is to be recorded in the real estate records of each County in which the Land is located. In that regard, Mortgagor is Debtor and Mortgagee is Secured Party.

7.14 **WAIVER OF JURY TRIAL.** GRANTOR HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS LOAN DOCUMENT OR ANY OTHER LOAN DOCUMENTS AND ANY FUTURE MODIFICATIONS, AMENDMENTS, EXTENSIONS, RESTATEMENTS AND SERVICING ACTIONS RELATING TO THIS LOAN DOCUMENT AND ANY OTHER LOAN DOCUMENTS. THE PARTIES INTEND THAT THIS JURY WAIVER WILL BE ENFORCED TO THE MAXIMUM EXTENT ALLOWED BY LAW.

ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

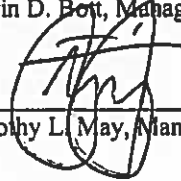
IN WITNESS WHEREOF, Mortgagor has duly executed this Mortgage as of the date first above written.

2M Brand, LLC, a Limited Liability Company

By: _____
Thomas B. May, Managing Member

By:  _____
Scott A. Hendrickson, Managing Member

By: _____
Garrin D. Bott, Managing Member

By:  _____
Timothy L. May, Managing Member

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IN WITNESS WHEREOF, Mortgagor has duly executed this Mortgage as of the date first above written.

2M Brand, LLC, a Limited Liability Company

By: _____
Thomas B. May, Managing Member

By: _____
Scott A. Hendrickson, Managing Member

By: _____
Garrin D. Bott, Managing Member

By: _____
Timothy L. May, Managing Member

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ORAL AGREEMENTS OR ORAL COMMITMENTS TO LOAN MONEY, EXTEND CREDIT, OR TO FORBEAR FROM ENFORCING REPAYMENT OF A DEBT ARE NOT ENFORCEABLE UNDER WASHINGTON LAW.

IN WITNESS WHEREOF, Mortgagor has duly executed this Mortgage as of the date first above written.

2M Brand, LLC, a Limited Liability Company

By: Thomas B. May
Thomas B. May, Managing Member

By: _____
Scott A. Hendrickson, Managing Member

By: _____
Garrin D. Bott, Managing Member

By: _____
Timothy L. May, Managing Member



153792

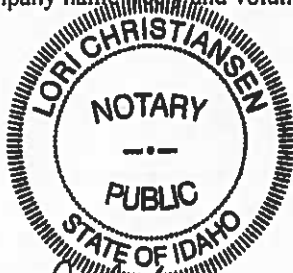
STATE OF Idaho)
 County of Power)ss.

On this 2nd day of May 2016, before me personally appeared Thomas B. May, known to me to be the Managing Member of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of 2M Brand, LLC and in the limited liability company name freely and voluntarily.

Sue Knittel
 Printed name Sue Knittel
 Notary Public for the State of Idaho
 Residing at Pocatello
 My commission expires January 13, 2018

STATE OF Idaho)
 County of Oneida)ss.

On this 29 day of April 2016, before me personally appeared Scott A. Hendrickson, known to me to be the Managing Member of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of 2M Brand, LLC and in the limited liability company name freely and voluntarily.



Lori Christiansen
 Printed name Lori Christiansen
 Notary Public for the State of Idaho
 Residing at Boise City
 My commission expires 11/22/2018

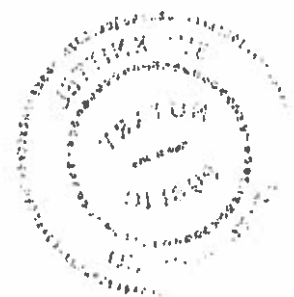
STATE OF Idaho)
 County of Power)ss.

On this 28 day of April 2016, before me personally appeared Garrin D. Bott, known to me to be the Managing Member of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of 2M Brand, LLC and in the limited liability company name freely and voluntarily.



Sue Knittel
 Printed name Sue Knittel
 Notary Public for the State of Idaho
 Residing at Pocatello
 My commission expires 1/13/18

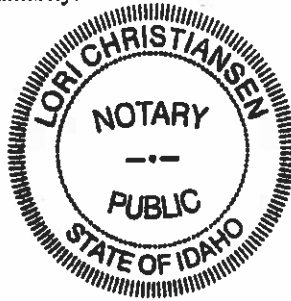
Mortgage
 (2M Brand, LLC/Note No. 6228212)



153792

STATE OF Idaho)
County of Boneda)ss.

On this 29 day of April, 2016 before me personally appeared Timothy L. May, known to me to be the Managing Member of the Limited Liability Company which executed the within instrument, and acknowledged that he/she executed the same as one of the members of 2M Brand, LLC and in the limited liability company name freely and voluntarily.



Lori Christiansen
Printed name Lori Christiansen
Notary Public for the State of Idaho
Residing at 1 Naled Pkwy
My commission expires 11/22/2018

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**EXHIBIT A
PROPERTY DESCRIPTION**

Oneida County:

Parcel 1:

A PARCEL OF GROUND LOCATED IN SECTIONS 23, 24, & 25 TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN, ONEIDA COUNTY, IDAHO. DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN AS PER CORNER PERPETUATION SHEET #101368 AND RUNNING THENCE NORTH 00°08'38" WEST ALONG THE EAST LINE OF SAID SECTION AS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A REBAR WITH AN A.A.H. CAP AS NOTED IN CORNER PERPETUATION SHEET #130664 A DISTANCE OF 2,714.45 FEET TO THE POINT OF BEGINNING, A POINT ON A BOUNDARY LINE SURVEYED BY SCOTT SCHERBEL AS FOUND ON RECORD OF SURVEY #134691; AND RUNNING THENCE EASTERLY FOLLOWING SAID BOUNDARY LINE SURVEYED BY SCHERBEL THE FOLLOWING FIVE COURSES, 1) SOUTH 87°38'39" EAST (SOUTH 87°29'52" EAST BY SCHERBEL SURVEY & EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 276.62 FEET TO A REBAR WITH SCHERBEL CAP; 2) THENCE SOUTH 87°45'03" EAST (SOUTH 87°36'44" EAST BY SCHERBEL SURVEY AND EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 3,694.60 FEET (3694.34 FEET BY SCHERBEL SURVEY) TO A REBAR WITH SCHERBEL CAP; 3) THENCE NORTH 00°31'14" EAST 139.64 FEET (NORTH 00°39'09" EAST 139.62 FEET BY SCHERBEL SURVEY); 4) THENCE NORTH 89°37'45" EAST (NORTH 89°45'40" EAST BY SCHERBEL SURVEY AND EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 967.61 FEET (967.44 FEET BY SCHERBEL SURVEY) TO A REBAR WITH SCHERBEL CAP; 5) THENCE SOUTH 85°25'56" EAST (SOUTH 85°18'01" EAST BY SCHERBEL SURVEY AND EAST BY RECORD OF WARRANTY DEEDS #125609 & 128389) 345.01 FEET (344.95 FEET BY SCHERBEL SURVEY) TO A REBAR FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°04'54" EAST (SOUTH BY RECORD OF WARRANTY DEED #125609) 330.00 FEET; THENCE SOUTH 89°41'38" WEST (WEST BY RECORD OF WARRANTY DEED #125609) 1,320.00 FEET; THENCE SOUTH 00°04'54" EAST (SOUTH BY RECORD OF WARRANTY DEED #125609) 807.09 FEET; THENCE NORTH 74°39'00" WEST 467.26 FEET (472.84 FEET BY RECORD OF WARRANTY DEED #125609); THENCE SOUTH 22°45'44" WEST (SOUTH 23°00'00" WEST BY RECORD OF WARRANTY DEED #125609) 2,911.23 FEET TO A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF 4100 WEST STREET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES, 1) NORTH 69°13'36" WEST 60.84 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE OF WHICH THE RADIUS POINT LIES NORTH 24°23'09" EAST 15,309.22 FEET; 2) THENCE NORTHWESTERLY 495.65 FEET ALONG THE ARC OF A 15,309.22 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°51'18" AND A LONG CHORD THAT BEARS NORTH 64°41'12" WEST 495.63 FEET; 3) THENCE NORTH 63°45'33" WEST 412.18 FEET; 4) THENCE NORTH 63°09'26" WEST 745.24 FEET; 5) THENCE NORTH 63°11'46" WEST 1,195.50 FEET; 6) THENCE NORTHWESTERLY 422.44 FEET ALONG THE ARC OF A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°12'15" AND A LONG CHORD THAT BEARS NORTH 51°05'39" WEST 419.31 FEET; 7) THENCE NORTH 38°59'31" WEST 664.95 FEET; 8) THENCE NORTHWESTERLY 584.67 FEET ALONG THE ARC OF A 1,133.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°34'00" AND A LONG CHORD THAT BEARS NORTH 24°12'31" WEST 578.20 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 87°38'39" EAST 1,128.81 FEET; THENCE NORTH 00°08'38" WEST 1,193.64 FEET TO THE AFOREMENTIONED SCHERBEL SURVEYED BOUNDARY LINE; THENCE SOUTH 87°38'39" EAST (SOUTH 87°29'52" EAST BY SCHERBEL SURVEY) 78.07 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A PARCEL OF GROUND LOCATED IN THE EAST HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN, ONEIDA COUNTY, IDAHO. DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN AS PER CORNER PERPETUATION SHEET #101368 AND RUNNING THENCE NORTH 00°08'38" WEST ALONG THE EAST LINE OF SAID SECTION AS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION BY A REBAR WITH AN A.A.H. CAP AS NOTED IN CORNER PERPETUATION SHEET #130664 A DISTANCE OF 2,714.45 FEET TO A POINT ON A BOUNDARY LINE SURVEYED BY SCOTT SCHERBEL AS FOUND ON RECORD OF SURVEY #134691; THENCE NORTH 87°38'39" WEST (NORTH 87°29'52" WEST BY SAID SCHERBEL SURVEY) 78.07 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE CONTINUING NORTH 87°38'39" WEST (NORTH 87°29'52" WEST BY SCHERBEL SURVEY) ALONG SAID LINE 1,208.04 FEET TO A REBAR WITH SCHERBEL CAP; THENCE SOUTH 02°20'04" EAST 104.56 FEET (SOUTH 02°00'39" EAST 104.60 FEET BY SCHERBEL SURVEY) TO A REBAR WITH SCHERBEL CAP; THENCE SOUTH 89°40'33" WEST 78.84 FEET (SOUTH 89°51'27" WEST 79.09 FEET BY SCHERBEL SURVEY) TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 4100 WEST STREET AS ESTABLISHED BY EXISTING FENCE LINES; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES, 1) SOUTH 08°18'28" EAST 314.91 FEET; 2) THENCE SOUTH 08°11'49" EAST 267.09 FEET; 3) THENCE SOUTH 08°01'58" EAST 493.63 FEET; 4) THENCE SOUTHERLY 27.54 FEET ALONG THE ARC OF A 1,133.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°23'33" AND A LONG CHORD THAT BEARS SOUTH 08°43'45" EAST 27.54 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 87°38'39" EAST 1,128.81 FEET; THENCE NORTH 00°08'38" WEST 1,193.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PARCEL OF GROUND LOCATED IN SECTIONS 23, 24, & 25 TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE ALUMINUM CAP MONUMENT FOUND AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN FROM WHICH THE REBAR WITH AN A.A.H. CAP FOUND AT THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00°08'38" WEST 5,296.58 FEET, AND RUNNING THENCE NORTH 00°08'38" WEST 2,714.45 FEET TO A POINT ON A BOUNDARY LINE SURVEYED BY SCOTT SCHERBEL AS FOUND ON RECORD OF SURVEY #134691; AND RUNNING THENCE WESTERLY FOLLOWING SAID BOUNDARY LINE THE FOLLOWING THREE COURSES, 1) NORTH 87°38'39" WEST (NORTH 87°29'52" WEST PER SCHERBEL SURVEY) 1,286.11 FEET; 2) THENCE SOUTH 02°20'04" EAST 104.56 FEET (SOUTH 02°00'39" EAST 104.60 FEET PER SCHERBEL SURVEY); 3) THENCE SOUTH 89°40'33" WEST 78.84 FEET (SOUTH 89°51'27" WEST PER SCHERBEL SURVEY) TO THE EAST RIGHT-OF-WAY LINE OF 4100 WEST STREET; THENCE SOUTH 08°09'14" EAST ALONG SAID RIGHT-OF-WAY LINE 309.63 FEET TO THE TRUE POINT OF BEGINNING; AND THENCE CONTINUING SOUTH 08°09'14" EAST ALONG SAID RIGHT-OF-WAY LINE 339.02 FEET; THENCE NORTH 80°37'31" EAST 520.02 FEET; THENCE NORTH 31°30'00" EAST 426.20 FEET; THENCE SOUTH 81°49'54" WEST 791.88 FEET TO THE POINT OF BEGINNING.

Parcel 3:

A parcel of land located in Section 27, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and further described as follows:

Beginning at the North quarter corner of Section 34, Township 15 South, Range 35 East, Boise Meridian, from which the Northwest corner of Section 34 bears North 89° 59' 50" West 2646.57 feet; Thence North 89° 59' 50" West 790.35 feet along the North line of said Section 34 to a 5/8" rebar with cap; Thence North 46° 32' 43" East 1088.75 feet more or less to the meridional center line of said Section 27; Thence South 748.86 feet along said center line to the True Point of Beginning.

Township 15 South, Range 35 East, Boise Meridian

Section 20: Southeast quarter of the Southeast quarter

Section 21: Southwest quarter

Section 28: All

Section 29: North half of the Northeast quarter; South half of the North half; South half

Section 30: East half of the Southeast quarter

Section 32: North half of the Northwest quarter of the Northwest quarter

Township 15 South, Range 35 East, Boise Meridian;

Section 26; Northwest quarter; Northeast quarter.

Parcel 4:

A parcel of land situated in Oneida County, Idaho, described as follows:

Township 15 South, Range 35 East, Boise Meridian;

Section 16: South half of the Southeast quarter; Southeast quarter of the Southwest quarter.

Section 21: East half

Section 22: West half

Section 26: Southwest quarter

Section 27: East half

Section 35: Northeast quarter

A parcel of land located in Section 34, Township 15 South, Range 35 East Boise Meridian, Oneida County, Idaho and further described as follows:

All of the North-half of the North-half of said Section 34 lying North and East of the following described fence line: Beginning at the Northeast corner of said Section 34 from which the North quarter corner of Section 34 bears North $89^{\circ} 57' 49''$ West 2651.18 feet; thence South 43.00 feet along the East line of said Section 34 to the intersection of a fence line, the True Point of Beginning; thence along said fence line the following ten courses: thence South $56^{\circ} 17' 41''$ West 1592.50 feet to a 5/8" rebar with cap labeled, "A.A. Hudson, PLS 4735"; South $76^{\circ} 25' 56''$ West 451.46 feet to a 5/8" rebar with cap; South $82^{\circ} 45' 08''$ West 248.13 feet to a 5/8" rebar with cap; South $89^{\circ} 16' 53''$ West 278.55 feet to a 5/8" rebar with cap; North $81^{\circ} 19' 32''$ West 677.95 feet to a 5/8" rebar with cap; North $76^{\circ} 56' 02''$ West 261.30 feet to a 5/8" rebar with cap; North $77^{\circ} 12' 37''$ West 696.81 feet to a 5/8" rebar with cap; North $77^{\circ} 54' 03''$ West 843.70 feet to a 5/8" rebar with cap; North $77^{\circ} 02' 25''$ West 418.80 feet to a 5/8" rebar with cap; North $12^{\circ} 00' 44''$ East 493.73 feet to a 5/8" rebar with cap set on the North line of said Section 34; thence North $89^{\circ} 59' 50''$ West 274.82 feet along said North line to the Northwest corner of Section 34.

Parcel 5:

All that part of the following described tract lying South and West of Samaria Road located in Sections 23, 24 and 25, Township 15 South, Range 35 East of the Boise Meridian, Oneida County, Idaho, and described as follows: Commencing at the Southwest Corner of the Southeast Quarter of Section 23, above Township and Range; thence North 2640 feet; thence East 6600 feet; thence South 1026 feet; thence North $74^{\circ} 39'$ West 472.84 feet; thence South $23^{\circ} 00''$ West 194.24 rods; thence West 708 feet; thence South $12^{\circ} 35'$ West 2742.5 feet to the South line of the North Half of the Southwest Quarter of said Section 25; thence West 968 feet; thence North $12^{\circ} 45'$ East 2742.5 feet to the Forty Subdivision line; thence West 611 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 25; thence North 1320 feet to the Northwest Corner of Section 25; thence West 2640 feet to the Place of Beginning.

Excepting therefrom the following three tracts:

1. Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 25, Township 15 South, Range 35 East, Boise Meridian; thence running North $12^{\circ} 45'$ East 1924.12 feet; thence South $68^{\circ} 26'$ East 947 feet; thence South $12^{\circ} 35'$ West 1566.2 feet; thence West 964.14 feet to Point of Beginning.

2. Commencing at the Corner between Sections 23 and 25, Township 15 South, Range 35 East, Boise Meridian; thence running South 68°20'56" East 886.55 feet for the True Point of Beginning; thence running South 63°21'10" East 208 feet; thence South 63°12'49" East 464.57 feet; thence South 64°06'21" East 320.47 feet; thence South 63°33'46" East 615.19 feet; thence South 23°00'00" West 214.17 feet; thence West 740.79 feet; thence South 12°38'26" West 1125.82 feet; thence North 68°26' West 947 feet; thence North 12°45'00" East 777.67 feet; thence North 15°09'25" East 303.06 feet; thence North 15°10'34" East 624.17 feet to the True Point of Beginning.
3. Commencing at a point on the Southern Right of Way boundary of Samaria Road (a County Road) which intersects with the Eastern boundary of Section 23, Township 15 South, Range 35 East, Boise Meridian (the Point of Beginning); thence running South along the Eastern boundary of Sections 23 and 26 to the Quarter Corner of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 26; thence East 570 feet; thence North 07°23'55" East 97 feet; thence North 15°09'25" East 303.06 feet; thence North 15°10'34" East 624.17 feet; thence Northwesterly along the Southern Right of Way boundary of Samaria Road to the Point of Beginning.

PARCEL 6

A PARCEL OF LAND LOCATED IN SECTION 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST AND SECTION 30, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25 FROM WHICH THE SOUTHEAST CORNER OF SECTION 25 BEARS SOUTH 00°22'29" EAST 2632.69 FEET; THENCE NORTH 494.91 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAMARIA ROAD.

THENCE NORTH 69°19'48" WEST 288.69 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP LABELED "A.A. HUDSON, PLS 4735" SET ON A FENCE LINE, THE TRUE POINT OF BEGINNING.

THENCE NORTH 26°15'00" EAST 259.48 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 27°37'05" EAST 111.48 FEET ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 61°56'48" EAST 292.35 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 06°07'03" WEST 86.02 FEET TO A 5/8" REBAR WITH CAP;

THENCE SOUTH 23°52'53" WEST 248.48 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP SET ON SAID RIGHT OF WAY LINE;

THENCE NORTH 69°19'48" WEST 336.34 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING. T-5501

PARCEL 7

A PARCEL OF LAND LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 15 SOUTH, RANGE 35 EAST AND SECTIONS 19 AND 30, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 25, FROM WHICH THE NORTHEAST CORNER OF SECTION 25 BEARS NORTH 00° 02' 42" WEST 2635.10 FEET;

THENCE NORTH 00° 02' 42" WEST 477.73 FEET (NORTH 474.10 FEET BY RECORD) TO THE NORTH RIGHT OF WAY LINE OF A COUNTY ROAD;

THENCE NORTH 69° 31' 32" WEST 420.74 FEET (NORTH 70° 00' WEST 430.15 FEET BY RECORD) ALONG SAID RIGHT OF WAY LINE TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735", THE TRUE POINT OF BEGINNING;

THENCE NORTH 26° 27' 21" EAST 1611.86 FEET (NORTH 28° 13' EAST 1616.55 FEET BY RECORD) ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 71° 26' 02" WEST 830.42 FEET (NORTH 71° 30' WEST 850.00 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 23° 19' 44" EAST 2424.61 FEET (NORTH 22° 55' 30" EAST 2445.9 FEET BY RECORD) ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;

THENCE NORTH 14° 29' 40" EAST 37.30 FEET TO THE SOUTHERLY DEED LINE OF THE PARCEL OF LAND OWNED BY MARCENE H. AND THOMAS C. WILLIAMS AS RECORDED UNDER INSTRUMENT NUMBER 135471 IN THE OFFICIAL RECORDS OF ONEIDA COUNTY;

THENCE SOUTH 62° 06' 00" EAST 1055.72 FEET ALONG SAID DEED LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 49° 08' 30" EAST 1124.96 FEET ALONG SAID DEED LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 45° 10' 00" EAST 81.05 FEET ALONG SAID DEED LINE TO A 5/8" REBAR WITH CAP
 SET AT A FENCE CORNER;
 THENCE NORTH 87° 55' 22" EAST 52.50 FEET (EAST 80.00 FEET BY RECORD) ALONG SAID FENCE
 LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 18° 52' 57" EAST 1208.23 FEET (NORTH 17° 21' 50" EAST 1211.98 FEET BY RECORD)
 ALONG SAID FENCE LINE TO A FOUND 1" PIPE;
 THENCE SOUTH 81° 35' 58" EAST 421.78 FEET TO A 5/8" REBAR WITH CAP SET AT A FENCE CORNER;
 THENCE SOUTH 81° 35' 58" EAST 732.42 FEET ALONG A FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 00° 08' 35" EAST 1047.29 FEET (SOUTH 1° 17' EAST 1047 FEET BY RECORD) ALONG
 SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 89° 00' 44" WEST 2406.84 FEET (SOUTH 87° 58' WEST 2410.00 FEET BY RECORD)
 ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 00° 21' 45" WEST 1282.01 FEET (SOUTH 00° 37' EAST 1283 FEET BY RECORD) ALONG
 SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE NORTH 87° 56' 36" EAST 982.03 FEET (NORTH 86° 53' EAST 980.5 FEET BY RECORD) ALONG
 SAID FENCE LINE TO A 5/8" REBAR WITH CAP;
 THENCE SOUTH 31° 26' 00" WEST 2299.03 FEET (SOUTH 30° 30' WEST 2303.00 FEET BY RECORD)
 ALONG SAID FENCE LINE TO A 5/8" REBAR WITH CAP SET ON SAID NORTH RIGHT OF WAY LINE OF
 A COUNTY ROAD;
 THENCE NORTH 69° 31' 32" WEST 1343.26 FEET (NORTH 70° 00' WEST 1390.39 FEET BY RECORD)
 ALONG SAID RIGHT OF WAY LINE TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735;
 THENCE NORTH 23° 52' 53" EAST 247.45 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS
 4735;
 THENCE NORTH 06° 07' 03" EAST 86.02 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS 4735;
 THENCE NORTH 61° 56' 48" WEST 292.35 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS
 4735;
 THENCE SOUTH 27° 27' 39" WEST 113.01 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS
 4735;
 THENCE SOUTH 26° 18' 39" WEST 258.07 FEET TO A FOUND 5/8" REBAR WITH CAP LABELED, PLS
 4735 SET ON SAID NORTH RIGHT OF WAY LINE;
 THENCE NORTH 69° 31' 32" WEST 132.86 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE
 POINT OF BEGINNING.

PARCEL 8:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST
 QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA
 COUNTY, IDAHO. RUNNING THENCE SOUTH 16 RODS; THENCE SOUTH 86° WEST 41 RODS 11 FEET;
 THENCE SOUTH 6°10' EAST 35 RODS 11 FEET; THENCE SOUTH 20°15' WEST 117 RODS 8 FEET TO A
 POINT 5 RODS 8 FEET SOUTH OF THE CENTER OF SAID SECTION 30; THENCE NORTH 5 RODS 8 FEET;
 THENCE SOUTH 20°15' WEST 28 RODS 6 FEET; THENCE NORTH 69°30' WEST 74 RODS 8 FEET;
 THENCE EAST 15 RODS; THENCE NORTH 29°15' EAST 112 RODS 8 FEET; THENCE WEST 58 RODS 6
 FEET; THENCE NORTH 60 RODS 12-1/2 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE
 EAST 148 RODS TO THE POINT OF BEGINNING.

SUBJECT TO AN ACCESS EASEMENT 2 RODS WIDE LOCATED ADJACENT TO A CANAL RUNNING
 NORTHWESTERLY ACROSS PROPERTY.

EXCEPTING THEREFROM

A parcel of land located in Section 30, Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho
 and further described as follows:

Mortgage
 (2M Brand, LLC/Note No. 6228212)

Beginning at the Northeast corner of said Section 30 from which the North quarter corner of Section 30 bears South 89° 47' 19" West 2631.98 feet;

Thence South 89° 46' 02" West 1293.02 feet along a fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 00° 49' 44" West 279.11 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 89° 08' 27" West 724.27 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 11° 37' 46" East 166.93 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 07° 10' 36" East 140.14 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 10° 10' 43" East 238.99 feet along said fence line to a found 5/8" rebar with cap labeled, PLS 4735,
 the True Point of Beginning;

Thence South 44° 50' 53" East 39.45 feet to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence South 21° 35' 57" West 744.08 feet along a fence line to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence North 68° 47' 58" West 26.49 feet to a found 5/8" rebar with cap labeled, PLS 4735;
 Thence North 20° 52' 12" East 760.09 feet to the True Point of Beginning.

ALSO;

BEGINNING 80 RODS WEST TO THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, ONEIDA COUNTY, IDAHO; THENCE RUNNING NORTH 37 RODS 11-1/2 FEET; THENCE SOUTH 87°15' WEST 80-1/4 RODS; THENCE SOUTH 34 RODS; THENCE EAST 80 RODS TO THE POINT OF BEGINNING. SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED JANUARY 11, 2007 UNDER INSTRUMENT NO. 140256.

ALSO;

EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 36 EAST OF THE BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

PARCEL 9:

TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO
 SECTION 19: LOT 2, SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTH 31 RODS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, BEING T-1071; AND THE NORTH 36 RODS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, BEING T-1072

LESS AND EXCEPTING ANY PORTION LYING WITHIN DEEP CREEK RESERVOIR.

ALSO, AN UNRESTRICTED EASEMENT 30 FEET IN WIDTH FOR GENERAL INGRESS AND EGRESS PURPOSES, AND THE INSTALLATION OF BURIED UTILITIES OVER AND TO THEIR RESPECTIVE PROPERTIES. THE LOCATION OF THE EASEMENT IS GENERALLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO. AT A POINT WHERE AN EXISTING ROAD INTERSECTS 4700 SOUTH, AN ONEIDA COUNTY ROAD, AND RUNNING THENCE ALONG THE EXISTING ROAD IN A SOUTHERLY DIRECTION FOLLOWING THE SECTION LINE THROUGH THE PROPERTY OF FLINDERS, PRICE AND PENTZ, TO A POINT WHERE THE ROAD ENTERS OTHER REAL PROPERTY OF FLINDERS IN THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 36 EAST, BOISE MERIDIAN, ONEIDA COUNTY, IDAHO.

Parcel 10:

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho
 Section 1: The East Half of the West Half of the Southwest Quarter.
 Also, the West Half of the East Half of the Southwest Quarter. (RP0263402)

Excepting therefrom the following described tract of land:

Mortgage
 (2M Brand, LLC/Note No. 6228212)

Commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the Point of Beginning.

Also, commencing at the Northwest Corner of the East Half of the Southwest Quarter of Section 1; thence running East 467 feet; thence South 467 feet; thence West 467 feet; thence North 467 feet to the point of Beginning. T-5359 (RP0263401)

Parcel 11:

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho
Section 11: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running West 29.2 rods; thence South 34°30' West 16 rods; thence North 73°00' West 16 rods; thence North 8.44 rods to 40 acre line; thence West 19.24 rods; thence South 160 rods; thence East 73 rods; thence North 160 rods to the Point of Beginning. T-931 (RP0268101)

Excepting therefrom the following described parcel of land:

Beginning at the Northeast Corner of said Section 11; thence North 89°14'20" West 1207.72 feet along the North line of said Section 11; thence South 1339.42 feet to a 5/8" rebar with cap labeled "A. A. Hudson, PLS 4735" set on a fence line, the True Point of Beginning; thence along a fence line through the following courses: North 88°35'59" East 248.00 feet to a 5/8" rebar with cap; South 84°08'49" East 48.42 feet to a 5/8" rebar with cap; thence South 31°03'13" East 138.58 feet to a 5/8" rebar with cap; thence South 61°07'36" East 103.78 feet to a 5/8" rebar with cap; thence South 66°56'40" East 71.61 feet to a 5/8" rebar with cap set on the Westerly Right of Way line of Samaria Road; thence South 38°13'33" West 526.88 feet along said Right of Way line to a 5/8" rebar with cap set on the Northerly Right of Way line of a County Road; thence North 87°23'03" West 170.55 feet along said Right of Way line to a 5/8" rebar with cap set at a fence line; thence North 12°09'57" West 129.12 feet along a fence line to a 5/8" rebar with cap; thence North 01°10'24" West 164.36 feet to a 5/8" rebar with cap set at a fence corner; thence North 00°28'53" East 311.34 feet to the True Point of Beginning.

Also, commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho; thence running North 142 rods to a point in the center of the Big Malad River at a point 18 rods South of the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence following the meandering course of said river in a Southeasterly direction to a point 5 rods West of the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section 12; thence West 155 rods to the Point of Beginning. T-932 (RP0270000)

Parcel 12:

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho
Section 1: The West Half of the West Half of the Southwest Quarter. (RP0263000)
Section 12: The East Half of the Southeast Quarter, the South Half of the Northeast Quarter, the North Half of the Northwest Quarter, the Northwest Quarter of the Southeast Quarter, and the North Half of the Northeast Quarter. All that part of the South Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter lying North and East of the Big Malad River as the same now flows. T-930 (RP0269800)

Excepting therefrom 2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, Records of Oneida County, Idaho.

Section 13: The East Half of the Northeast Quarter. (RP0270500)

Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho
Section 7: Commencing at the Northwest Corner of Section 7; thence East 88 rods 5 feet; thence South 145 rods; thence West 88 rods 5 feet; thence North 145 rods to the Place of Beginning. T-997 (RP0338900)

Parcel 13:

That property described as Assessor's Tax No. 230, being in Section 12, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho and described as follows:

2 acres in a compact form located in the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 12, heretofore conveyed to Gwenford Mill and Elevator Company by Deed recorded in Book 13, Page 256, records of Oneida County, Idaho. (RP0270100)

Also, all that part of the Northeast Quarter of the Northeast Quarter of Section 11, Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, lying South and East of the County Road running through said 40 acre tract. T-3976 (RP0267902)

Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho
Section 1: The East Half of the East Half of the Southwest Quarter. (RP0263402)

Parcel 14:

Commencing at the Northwest Corner of Section 18, Township 15 South, Range 36 East, Boise Meridian, Oneida County, Idaho; thence running South 19 rods to an irrigation ditch; thence East 39 rods 4 feet; thence South 38 rods 12 feet to the center of what is known as the Big Malad River; thence Southeasterly along the center of the meandering course of said river to a point on the quarter section line 40 rods North of the center of said Section 18; thence North 120 rods; thence West 160 rods to the Place of Beginning, Oneida County, Idaho. (RP0345500)

Commencing at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 12 in Township 15 South, Range 35 East of the Boise Meridian, Oneida County, Idaho and running thence South 80 rods; thence West 8 rods to the center of "Big Malad River"; thence following the center of said river, in its meandering course Northwesterly about 100 rods to a point about 48 rods due West of the Point of Beginning; thence East 48 rods to the Place of Beginning. (RP0269900)

Power County:

Parcel 1:

Township 12 South, Range 30 East, Boise Meridian, Power County, Idaho.

Section 1:

Lots 1, 2, 3 & 4; and the South $\frac{1}{2}$ of the North $\frac{1}{2}$; and the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$; and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$.

Section 12:

West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$; and the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$; and the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; and the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$.

Section 13:

North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$

Also:

Township 12 South, Range 31 East, Boise Meridian, Power County, Idaho.

Section 6:

Lots 5 & 6

Section 7:

Northeast $\frac{1}{4}$

Parcel 2:

A tract of land located in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 7, Township 10 South, Range 31 East, Boise Meridian, Power County, Idaho, described as follows:

BEGINNING at the East $\frac{1}{4}$ corner of Section 7, Township 10 South, Range 31 East, Boise Meridian and running; Thence South $00^{\circ}32'58''$ West 520 feet;

Mortgage

(2M Brand, LLC/Note No. 6228212)

153792

Thence North 88°56'58" West 892.845 feet to the Easterly line of Highway #37;
Thence North 25°54'58" West 583.414 feet.
Thence South 88°56'58" East 1152.859 feet to the POINT OF BEGINNING.

All irrigation equipment, now owned and used, in whole or in part to irrigate the mortgaged property and located on property owned by Thomas Williams and Marcene Williams, described as: Township 15 South, Range 35 East, Boise Meridian, Oneida County, Idaho, Section 25: E1/2 NE1/4 SE 1/4.