

\$ 300. - for this app.

Water Right No.

31-11852 OK

31-11856 OK

31-11860 OK

31-11864 OK

31-11868 OK

31-11872 OK

31-11876 OK

31-11880 OK

31-11884 OK

31-11888 OK

31-2258F OK

31-7257 OK

Recording Requested by:

Loan No.: 231-004-0006493955-5541107-101

WHEN RECORDED MAIL TO:

3061121166KB
ALLIANCE TITLE & ESCROW
P.O. BOX 732
REXBURG, ID 83440

Instrument # 391960

RIGBY, JEFFERSON, IDAHO
06-09-2011 01:59:42 PM No. of Pages: 8
Recorded for: ALLIANCE TITLE - REXBURG
CHRISTINE BOULTER Fee: \$31.00
Ex-Officio Recorder Deputy: LK
Index To: MORTGAGE
Electronically Recorded by Simplifile

REAL ESTATE MORTGAGE

THIS MORTGAGE is made this June 1, 2011 between L3 LIMITED PARTNERSHIP, An Idaho Limited Partnership, By: LANE L. NEWMAN and LONI K. NEWMAN, General Partners, and L. LaVAR NEWMAN, LANE L. NEWMAN, and LONI K. NEWMAN, Limited Partners; and L2 LIMITED PARTNERSHIP, An Idaho Limited Partnership, By: LEWIS J. NEWMAN and DANA M. NEWMAN, General Partners and Limited Partners; and Individually By: LANE L. NEWMAN, aka LANE NEWMAN, and LONI K. NEWMAN, aka LONI NEWMAN, husband and wife, , whose address is 2943 N 800 E Montevieu, Idaho 83435 hereinafter called "Mortgagor", and Idaho AgCredit, FLCA ("Mortgagee"), a wholly owned subsidiary of Idaho Agricultural Credit Association, a corporation, existing and operating under the Farm Credit Act of 1971, as amended, having its principal place of business at 188 W. Judicial P.O. Box 985, Blackfoot, Idaho 83221.

WITNESSETH: That Mortgagor IRREVOCABLY GRANTS, BARGAINS, SELLS, CONVEYS AND ASSIGNS unto Mortgagee together with right of entry and possession the following described real property situated in the County(ies) of Jefferson, State of Idaho :

SEE ATTACHED SCHEDULE A FOR REAL ESTATE DESCRIPTION, TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY.

TOGETHER WITH: All fixtures, including but not limited to the following: All pumps, motors, columns, tubes, shafts, bowls, panels and all electrical appurtenances, mainline, laterals, wheel lines, pivot/circle irrigation systems, risers, heads, couplers, end plugs, valves, valve openers, reducers, joints, tees and wyes, as well as all additions and replacements thereof, hereby declared appurtenant thereto and which are more particularly described on the attached Schedule A.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11852, Priority Date February 12, 1925 for 0.56 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11856, Priority Date June 10, 1940 for 0.5 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11860, Priority Date August 10, 1938 for 0.75 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11864, Priority Date March 6, 1944 for 0.23 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11868, Priority Date August 26, 1946 for 0.3 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11872, Priority Date July 21, 1948 for 1.12 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11876, Priority Date October 6, 1949 for 0.93 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11880, Priority Date October 20, 1949 for 0.56 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11884, Priority Date May 14, 1953 for 0.76 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-11888, Priority Date August 22, 1955 for 1.04 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-2258F, Priority Date November 23, 1935 for 3.12 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-7257, Priority Date May 12, 1977 for 2.6 cfs.

TOGETHER WITH: Idaho Department of Water Resources Decree Number 31-7257, Priority Date May 12, 1977 for 2.6 cfs.

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This real estate is offered to secure the note identified below in the name(s) of L3 LIMITED PARTNERSHIP, An Idaho Limited Partnership, By: LANE L. NEWMAN and LONI K. NEWMAN, General Partners, and L. LaVAR NEWMAN, LANE L. NEWMAN, and LONI K. NEWMAN, Limited Partners; and L2 LIMITED PARTNERSHIP, An Idaho Limited Partnership, By: LEWIS J. NEWMAN and DANA M. NEWMAN, General Partners and Limited Partners; and Individually By: L. LaVAR NEWMAN and E. LOUISE NEWMAN, LEWIS J. NEWMAN and DANA M. NEWMAN, and LANE L. NEWMAN and LONI K. NEWMAN, husbands and wives, as well as any renewals or extensions thereof.

This real estate mortgage is also intended to be a fixture filing and to be indexed not only as a mortgage but also as a fixture filing.

TOGETHER WITH: all buildings, structures, equipment, fixtures (including trees, vines and shrubs) and improvements of every kind and description now or hereafter constructed or placed thereon; all standing timber and timber to be cut located thereon; all existing and future water rights, however evidenced, to the use of water for irrigation, livestock and domestic purposes, including irrigation and watering equipment and systems, ditches, laterals, conduits, and rights-of-way used to convey such water or to drain the above-described property, all of which rights are hereby made appurtenant to the property, and all pumping plants, electrical generators, wind machines, and fencing and storage tanks, now or hereafter used in connection with the property, all of which are hereby declared to be fixtures; all grazing rights, leases, permits and licenses; all oil, gas, and mineral leases, permits and rights used with the property; and all tenements, hereditaments, easements, rights-of-way and appurtenances to the property (hereafter collectively referred to as the "Property").

MORTGAGOR ABSOLUTELY AND UNCONDITIONALLY ASSIGNS, transfers, conveys and sets over to Mortgagee all the rents, royalties, issues, profits, revenue, income and other benefits of the property arising from the use or enjoyment of all or any portion thereof or from any lease, mineral lease, or agreement pertaining thereto (collectively the "Rents"); SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Mortgagor by Paragraph B.3 hereof.

FOR THE PURPOSE OF SECURING: (1) payment of the indebtedness or obligations evidenced by the following promissory note(s) and/or guaranties executed by Mortgagor and/or others to the Mortgagee at the times, in the manner and with interest as therein set forth (notes may contain variable or adjustable rate provisions):

DATE OF NOTE	MATURITY DATE	AMOUNT OF NOTE
June 1, 2011	June 1, 2041	\$2,334,500.00

(2) the payment of such additional loans or advances, including advances under a revolving line of credit, with interest thereon, as hereafter may be made to Mortgagor, or Mortgagor's successors or assigns, and/or to parties whose obligation Mortgagor is guaranteeing, evidenced by a promissory note or otherwise and any obligations evidenced by any guaranties executed by Mortgagor in favor of Mortgagee; PROVIDED HOWEVER, THAT, such additional loans, advances, guaranty obligations shall be secured by this Mortgage only if the promissory note, guaranty, or other document evidencing such loans or advances shall recite that it is to be secured by this Mortgage; (3) the payment of any substitute notes, renewals, reamortizations, and extensions of all indebtedness secured by this Mortgage; (4) the performance of every obligation and agreement of Mortgagor whether contained or incorporated by reference in this Mortgage, or contained in any loan document or guaranty executed by Mortgagor in favor of Mortgagee, with respect to any loan, advance, or guaranty secured by this Mortgage; and (5) the payment of all sums expended or advanced by Mortgagee under or pursuant to the terms of this Mortgage, together with interest thereon as herein provided. The continuing validity and priority of this Mortgage as security for future loans, advances or guaranties shall not be impaired by the fact that at certain times hereafter there may exist no outstanding indebtedness from Mortgagor to Mortgagee or no commitment to make loans or advances.

A. TO PROTECT THE SECURITY OF THIS MORTGAGE, MORTGAGOR AGREES:

1. To use loan proceeds solely for the purposes set forth in the loan application(s) or agreements; to comply with the Farm Credit Act of 1971, as amended, and/or the regulations of the Farm Credit Administration, now existing or as hereafter amended.

2. To keep the Property in good condition, working order and repair; care for the Property in accordance with standards of good husbandry and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed, and fumigated; not to remove, destroy or suffer the removal or destruction of any building, fence, canal, well or other improvements or fixtures thereon; not to remove, replace or alter any horticultural or viticultural tree, vine or shrub planted thereon without the prior written consent of Mortgagee, except in the ordinary course of business; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting the Property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon the Property in violation of law; to do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general; to observe and perform all obligations of Mortgagor under any lease of the Property.

3. To provide, maintain and deliver to Mortgagee fire and all other types of insurance of the type and in amounts as Mortgagee may require, with loss payable clauses solely in favor of Mortgagee. In the event of loss, the insurance proceeds, or any part thereof, may be applied by Mortgagee, at its option, to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In the event that the Mortgagor shall fail to provide satisfactory hazard insurance, Mortgagee may procure, on Mortgagor's behalf, insurance in favor of Mortgagee alone. If insurance cannot be secured by Mortgagor to provide the required coverage, such inability shall constitute an event of default hereunder.

4. To appear in and litigate any action or proceeding purporting to affect the security hereof, the title to the Property, or the rights or powers of Mortgagee; Mortgagee may appear in and litigate any such action or proceedings, including any bankruptcy, partition or condemnation proceeding, affecting the Property, or Mortgagee's interest therein, in which event Mortgagor agrees to pay all costs and expenses thereof, including attorney's fees and costs of securing evidence of title.

5. To pay on or before the due date all taxes and assessments affecting the Property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with the Property; to pay, when due, all encumbrances, charges, and liens, on the Property or any part thereof, which at any time appear to be prior or superior hereto.

6. In case of any suit to foreclose this Mortgage or to collect any charge arising out of the debt hereby secured, or of any suit which the Mortgagee may deem necessary to prosecute or defend to effect or protect the lien herein, including any proceeding in bankruptcy, or if Mortgagee retains an attorney to advise Mortgagee in connection with this Mortgage or any other agreement related to the indebtedness secured by this Mortgage, Mortgagor agrees to pay a reasonable sum as attorney's fees and all costs and legal expenses in connection with said suit, and further agrees to pay the reasonable costs of searching the records and abstracting or insuring the title, and such sums, costs and expenses shall be secured hereby and shall be included in any decree of foreclosure. The fees and costs described herein and elsewhere in this Mortgage shall be in addition to those set forth in the loan agreement or any other written agreement between Mortgagor and Mortgagee.

7. Should Mortgagor fail to make any payment or to do any act as provided for in this Mortgage, then Mortgagee, but without obligation to do so and without notice to or demand upon Mortgagor and without releasing Mortgagor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the Property, Mortgagee being authorized to enter upon the Property for such purposes; commence, appear in and litigate any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagee, including any bankruptcy proceeding affecting the Property; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefore, including attorney's, accountant's, appraisal, and environmental fees, and costs of securing evidence of title, and all amounts so expended shall be obligations of Mortgagor secured by this Mortgage. Nothing contained herein shall prohibit Mortgagee from entering the Property, at a reasonable time and upon reasonable notice to Mortgagor, without incurring or assuming any obligations or liabilities whatsoever, for the sole purpose of inspecting the Property.

8. To pay immediately and without demand all sums expended by Mortgagee pursuant to the provisions hereof, with interest from date of expenditure at the same rate as is provided for in the note or notes secured by this Mortgage. In the event that such sums are not immediately paid, they shall be added, along with the appropriate amount of capital stock or participation certificates, to the principal balance of the indebtedness secured hereby and shall accrue interest as herein set forth. All such sums shall be secured hereby.

9. Environmental Representations, Warranties and Covenants.

(a) Except as disclosed in writing to Mortgagee, or except as otherwise provided in any loan agreement between Mortgagee and Mortgagor which specifically refers to the Property, to the best knowledge of Mortgagor after due inquiry, Mortgagor hereby further represents, warrants and covenants as follows:

(i) No pollutants, contaminants (including oil or other petroleum products), toxic or hazardous substances, or solid or hazardous wastes, as such terms are defined under any federal, state or local Environmental Law, regulation or ordinance (hereinafter "Contaminants") have been, are being or will be generated, manufactured, produced, stored, discharged, disposed of, released, threatened to be released, or otherwise allowed to migrate or escape on, under or from the Property in such quantities or concentrations as would violate any federal, state or local Environmental Law, regulation or ordinance or as would require Mortgagor to report such condition to any governmental authority or to undertake removal or remedial action to clean up such contaminants;

(ii) No Contaminants are located on, in or under any property located adjacent to the Property in such quantities or concentrations as would constitute a violation of any Environmental Law or as would require the owner of the adjacent property to report such condition to any governmental authority or to undertake removal or remedial action to clean up such Contaminants;

(iii) Neither the Property, nor any portion thereof, nor any adjacent property or portion thereof, has been or is proposed to be listed under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601, et seq.), or any analogous state law. Mortgagor shall immediately notify Mortgagee if Mortgagor acquires any information concerning the listing or proposed listing of the Property or any adjacent property and shall provide Mortgagee with any documents in Mortgagor's possession relative thereto;

(iv) No hazardous wastes, as defined under the Federal Resource Conservation and Recovery Act (42 U.S.C. Section 6901, et seq.), or any analogous state law ("Hazardous Wastes"), have been, are being or will be stored or treated in surface impoundments or other structures or facilities located on the property that are partially or entirely below the ground surface;

(v) No litigation, investigation, administrative order, consent order, agreements, or other action, proceeding or settlement (hereinafter "Action") has previously been brought, is now pending, or to the best knowledge of Mortgagor threatened against or anticipated by Mortgagor, with respect to Mortgagor's use or management of Hazardous Materials or Hazardous Wastes or the environmental condition of the Property, including any underlying groundwater. Upon learning thereof, Mortgagor shall immediately notify Mortgagee of any such Action or threatened Action and provide Mortgagee with copies of all documentation relative thereto; and

(vi) Except as disclosed in writing to Mortgagee, no underground tanks, wells (except domestic water wells), septic tanks, ponds, pits or any other storage tanks ("Tanks") (whether currently in use or abandoned) are or were located on or under the Property and no Tanks are or were serving the Property described herein. With respect to any Tanks disclosed in writing to Mortgagee, Mortgagor shall comply with all federal, state and local laws, regulations and ordinances and any requirements of city or county fire departments, applicable to the maintenance and use of such Tanks, including, without limitation, Title 40 of the Code of Federal Regulations Part 112.

(b) Nothing herein shall be deemed to prohibit Mortgagor from (i) using, handling or storing hazardous materials or substances, as defined under any federal, state or local law, regulation or ordinance ("Hazardous Materials") or (ii) storing or treating non-hazardous wastes, so long as such activities are carried out (a) in a good and husbandlike manner in the ordinary course of business, and (b) in compliance with all applicable environmental laws, regulations, permits, orders or other requirements.

(c) In the event that Mortgagor is in breach of any of its representations, warranties or covenants as set forth above, Mortgagor, at its sole expense, shall take all action required, including environmental cleanup of the Property, to comply with the representations, warranties and covenants herein or applicable legal requirements and, in any event, shall take all action deemed necessary by appropriate governmental authorities. Mortgagee shall have the right, but not the obligation, to advise appropriate governmental authorities of any environmental condition on or affecting the Property that constitutes or may constitute a breach of Mortgagor's obligations hereunder.

(d) Mortgagor and its successors and assigns shall indemnify, defend, protect, and hold harmless Mortgagee, its directors, officers, employees, agents, shareholders, successors and assigns and their officers, employees or agents, from and against any and all claims, suits, damages, liens, losses, liabilities, interest, judgments, response and cleanup costs, demands, actions, causes of action, injuries, administrative proceedings and orders, consent agreements and orders, penalties, costs and expenses (including any fees and expenses incurred in enforcing this indemnity, any out-of-pocket litigation costs and the reasonable fees and expenses of counsel) of any kind whatsoever ("Claims") paid, incurred or suffered by, or asserted against Mortgagee, including but not limited to Claims arising out of loss of life, injury to persons, trespass or damage to or contamination of property or natural resources, or injury to business, in connection with or arising out of the activities of Mortgagor on the Property, Mortgagor's predecessors in interest, third parties who have been invited, permitted or trespassed on the Property, or parties in a contractual relationship with Mortgagor, or any of them, or which directly or indirectly arise out of or result from or in any way connected with the Property, whether or not caused by Mortgagor or within the control of Mortgagor, including without limitation: (i) the presence, use, generation, treatment, storage, disposal, release, threatened release, or discharge of any Hazardous Material or Contaminant at or from the Property and/or the cleanup of Hazardous Materials or Contaminants within, on or under the Property; (ii) Mortgagor's breach of any of the representations, warranties and covenants contained herein; and (iii) Mortgagor's violation or alleged violation of any applicable Environmental Law, regulation or ordinance.

(e) Mortgagor's representations, warranties, covenants and indemnities contained herein shall survive the occurrence of any event whatsoever, including without limitation the payoff of any promissory note(s) secured hereby, the release or foreclosure of this Mortgage, the acceptance by Mortgagee of a deed in lieu of foreclosure, or any transfer or abandonment of the Property.

(f) The term "Environmental Law" shall mean any federal, state or local law, statute, ordinance, or regulation, now in effect or hereinafter enacted, pertaining to health, industrial hygiene, or the environmental conditions on, under or about the Property, including but not limited to enactments requiring the removal or containment of asbestos-containing materials in private buildings.

(g) Mortgagor shall permit, or cause any tenant of Mortgagor to permit, Mortgagee or its agents, or independent contractors to enter and inspect the Property at any reasonable time for purposes of determining, as Mortgagee deems necessary or desirable: (i) the existence, location and nature of any Hazardous Materials or Hazardous Wastes on, under or about the Property, (ii) the existence, location, nature, magnitude and spread of any Hazardous Materials or Hazardous Waste that has been spilled, disposed of, discharged or released on, under or about the Property, or (iii) whether or not Mortgagor and any tenant of Mortgagor is in compliance with applicable Environmental Law. If Mortgagor or its tenants fail to comply fully with the terms of this subdivision (g), Mortgagee may obtain affirmative injunctive relief to compel such compliance.

10. Grazing Rights. If any portion of the Property described in this Mortgage is used by Mortgagor as the basis for obtaining grazing permits or other grazing rights issued by any governmental agency, including without limitations the Forest Service, U.S. Department of Agriculture or the Bureau of Land Management, U.S. Department of Interior, Mortgagor covenants and agrees as follows:

(a) Said grazing permits or other rights are in good standing and have not been modified, reduced or limited in any other respect, except as fully disclosed in writing to Mortgagee;

(b) Mortgagor will perform all obligations imposed as a requirement of exercise of said grazing permits or other rights and will comply with all laws, rules and regulations applicable thereto;

(c) Mortgagor will take such timely action as may be required to cause the renewal or reissuance of said grazing permits or other rights from time to time as they expire during the term thereof. Mortgagor agrees and acknowledges that the failure to renew or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Mortgagor or for reasons beyond Mortgagor's control, is an event of default hereunder and Mortgagee shall have the right to exercise the rights hereinafter set forth in this Mortgage; and

(d) Mortgagor agrees to pay all fees, charges, rents or other payments accruing under said permits or any renewals thereof prior to delinquency. In the event Mortgagor fails to pay any such payment, the amount unpaid shall become a part of the indebtedness secured by this Mortgage and shall be immediately due and payable.

B. IT IS MUTUALLY AGREED THAT:

1. Any award of damages in connection with any taking or condemnation or injury to the Property by reason of public use, or for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid to Mortgagee, under the terms and conditions of this Mortgage pertaining to Rents. Upon receipt of such money Mortgagee may apply the same on the indebtedness secured hereby. Mortgagor agrees to execute such further documents as may be required to effect the assignments herein made as Mortgagee may require.

2. At any time, without affecting the liability of any person for the payment of the indebtedness secured hereby, and without otherwise affecting the security hereof, Mortgagee may (a) consent to or join in the making of any map or plat of the Property; (b) grant any easement or create any restriction thereof; (c) subordinate this Mortgage; (d) extend or modify the term of the loan or loans secured hereby; and (e) release without warranty, all or any part of the Property.

3. Prior to any default by Mortgagor in the payment, observance, performance and discharge of any condition, obligation, covenant, or agreement of Mortgagor contained herein, Mortgagor may, for collection and distribution purposes only, collect and receive the Rents as they come due and payable; the Rents are to be applied by Mortgagor to the payment of the principal and interest and all other sums due or payable on any promissory note or guaranty secured by this Mortgage and to the payment of all other sums payable under this Mortgage and, thereafter, so long as the aforesaid has occurred, the balance shall be distributed to the account of Mortgagor. Upon any such default, Mortgagee may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Property or any part thereof, in his own name, sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Mortgagee may determine; also perform such acts of repair, cultivation, irrigation or protection, as may be necessary or proper to conserve the value of the Property; also lease the same or any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, remove, and sell any crops that may be growing upon the Property, and apply the proceeds thereof upon the indebtedness secured hereby.

4. The entering upon and taking possession of the Property, the collection of such rents, issues, and profits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking of or damage to the Property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. Upon default by Mortgagor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Mortgagee and in accordance with applicable state law. In the event of default, Mortgagee may employ counsel to enforce payment of the obligations secured hereby, may foreclose and, if applicable, sell the Property by advertisement and sale, and in accordance with other applicable state law, and may exercise such other rights and remedies granted by law and equity, which rights and remedies shall be cumulative and not exclusive. Mortgagee may resort to and realize upon the security hereunder and any other real or personal property security now or hereafter held by Mortgagee for the obligations secured hereby in such order and manner as Mortgagee may, in its sole discretion, determine. Resort to any or all such security may be taken concurrently or successively and in one or several consolidated or independent judicial actions or lawful nonjudicial proceedings, or both. If the obligation secured by this Mortgage is also secured by personal property, fixtures or crops, Mortgagee may enforce its security interest in the personal property, fixtures and crops and its lien under this Mortgage in any manner and in any order or sequence permitted by applicable law. All remedies are cumulative and none are exclusive; no election by Mortgagee to pursue one remedy or item of collateral shall be deemed to be a release or waiver of any other item of collateral or a release or modification of the liability of Mortgagor or any guarantor to pay and perform in full all obligations to Mortgagee. The procedures governing the enforcement by Mortgagee of its foreclosure and provisional remedies against Mortgagor shall be governed by the laws of the state in which the Property is located. Nothing contained herein shall be construed to provide that the substantive law of the state in which the Property is located shall apply to Mortgagee's rights and Mortgagor's obligations hereunder or under the promissory note(s) or guaranties described herein, which are and shall continue to be governed by the substantive law of the state in which the promissory note(s) or guaranties were executed.

6. The failure on the part of the Mortgagee to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Mortgagee of any default shall not constitute a waiver of any other subsequent defaults. Subsequent acceptance of any payment by the holder hereof shall not be deemed a waiver of any default by Mortgagor, or of Mortgagee's rights hereunder as the result of any sale, agreement to sell, conveyance, or alienation, regardless of holder's knowledge of such default, sale, agreement to sell, conveyance, or alienation at the time of acceptance of such payment.

7. This Mortgage applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Mortgagee shall mean the holder and owner of any note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of Mortgagor hereunder are joint and several.

8.(a) In the event the herein-described Property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, alienated or transferred, including any water transfer as defined in subsection (b) below, by Mortgagor, or by operation of law or otherwise, except by inheritance, without Mortgagee's prior written consent, all obligations secured hereby, irrespective of the maturity dates, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise this option in the event of subsequent sale, agreement to sell, conveyance or alienation.

(b) A water transfer is any transfer, assignment, sale, exchange, gift, encumbrance, pledge, hypothecation, alienation, grant of option to purchase, or other disposition of, directly, indirectly or in trust, voluntarily or involuntarily, by operation of law or otherwise, or the entry into a binding agreement to do any of the foregoing with respect to all or any part of (i) the groundwater on, under, pumped from or otherwise available to the Property, (ii) Mortgagor's right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency and any rights granted or created by any easement, covenant, agreement or contract with any person or entity, (iii) any rights to which the Property is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water, (iv) any water, water right, water allocation, distribution right, delivery right, water storage right, water allocation, or other water-related entitlement appurtenant or otherwise applicable to the Property by virtue of the Property's being situated within the boundaries of any district, agency, or other governmental entity or within the boundaries of any private water company, mutual water company, or other non-governmental entity, or (v) any shares (or any rights under such shares) of any private water company, mutual water company, or other non-governmental entity pursuant to which Mortgagor or the Property may receive any rights.

9. In the event any one or more of the provisions contained in this Mortgage or in any promissory note(s) hereby secured shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage or said promissory note(s), but this Mortgage and said promissory note(s) shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

L3 LIMITED PARTNERSHIP, An Idaho Limited Partnership,
and LANE L. NEWMAN, individually, and LONI K.
NEWMAN, individually

By:

L. LaVar Newman
L. LaVAR NEWMAN, as a Limited Partner

By:

Lane L. Newman
LANE L. NEWMAN, individually and as a General Partner and
Limited Partner

By:

Loni K. Newman
LONI K. NEWMAN, individually and as a General Partner and
Limited Partner

L2 LIMITED PARTNERSHIP, An Idaho Limited Partnership

By:

Lewis J. Newman
LEWIS J. NEWMAN, as a General Partner and Limited Partner

By:

Dana M. Newman
DANA M. NEWMAN, as a General Partner and Limited
Partner

ACKNOWLEDGMENT.

See Attached Acknowledgement

SCHEDULE A
REAL ESTATE DESCRIPTION TOGETHER WITH FIXTURES AND APPURTENANT SPRINKLER EQUIPMENT IF ANY FOR
MORTGAGE DATED June 1, 2011

L3 Limited Partnership, An Idaho Limited Partnership
Loan No. 231-004-0006493955-5541107-101

REAL ESTATE DESCRIPTION:

PARCEL 1:

Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.
Section 11: East Half.

Excepting therefrom all of the following described property:

- A. That certain property conveyed to Jefferson County for roadway purposes by that certain Warranty Deed recorded as Instrument No. 231044 on February 7, 1988, records of Jefferson County, Idaho.
- B. Beginning at a point that is 460.00 feet North of the Southeast Corner of Section 11, Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho; running thence West 186.00 feet; thence North 183.00 feet; thence West 314.00 feet; thence North 210.00 feet; thence East 500.00 feet; thence South 393.00 feet to the Point of Beginning.
- C. Beginning at a point that is 853.00 feet North of the Southeast Corner of Section 11, Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho; running thence West 160.00 feet; thence North 140.00 feet; thence East 160.00 feet; thence South 140.00 feet to the Point of Beginning.
- D. Beginning at a point that is 1060.00 feet South of the Northeast Corner of said Section 11 and running thence South 220.00 feet; thence West 360.00 feet; thence North 220.00 feet; thence East 360.00 feet to the Point of Beginning.

PARCEL 2: - Intentionally deleted.

PARCEL 3: - Intentionally deleted.

PARCEL 4:

Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.
Section 12: Southeast Quarter.

PARCELS 5 & 6:

Township 7 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.
Section 14: Northeast Quarter.

Excepting therefrom all of the following described property:

- A. That certain property conveyed to Jefferson County for roadway purposes by those certain Warranty Deeds recorded as Instrument No. 231044 and Instrument No. 231046 on February 7, 1988, records of Jefferson County, Idaho.
- B. Beginning at a point that is North 384.00 feet and West 26.00 feet from the East Quarter Corner of said Section 14 and running thence South 185.00 feet; thence West 185.00 feet; thence North 350.00 feet; thence East 20.00 feet; thence South 165.00 feet; thence East 165.00 feet to the Point of Beginning.
- C. Beginning at a point that is North 384.00 feet and West 26.00 feet from the East Quarter Corner of said Section 14 and running thence North 165.00 feet; thence West 165.00 feet; thence South 165.00 feet; thence East 165.00 feet to the Point of Beginning.

PARCEL 7:

Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho, more particularly described as follows:

Section 17: North Half

Excepting therefrom: Part of the Northwest Quarter of Section 17, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho described as follows:
Commencing at the Northwest Corner of said Section 17 and running thence South 89°59'11" East 1269.16 feet along the Section line; thence South 0°41'45" West 1001.72 feet; thence North 87°59'14" West 267.26 feet; thence North 1°48'07" West 567.79 feet; thence South 89°27'20" West 972.87 feet to the West line of said Section 17; thence North 0°06'06" East 434.30 feet along said Section line to the Point of Beginning.

Also: Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.

Section 17:

Part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho described as follows:
Beginning at a point that is North 89°58'15" East 386.80 feet along the Section line and South 00°01'45" East 89.72 feet from the Northwest Corner of said Section 17 and running thence North 89°58'15" East 10.00 feet; thence South 00°01'45" East 10.00 feet; thence South 89°58'15" West 10.00 feet; thence North 00°01'45" West 10.00 feet to the Point of Beginning.

Also, a 20 foot easement for ingress and egress for inspection, checking, maintenance, repair and/or replacement of an existing irrigation well, pump and electrical panel, located in the Northwest Quarter of the Northwest Quarter of Section 17, Township 8 North, Range 33 East Boise Meridian, Jefferson County, Idaho lying 10 feet on each side of the following described centerline:
Beginning at a point that is North 89°58'15" East 391.80 feet along the Section line from the Northwest Corner of said Section 17 and running thence South 00°01'45" East 89.92 feet to the Point of Terminus.

Also, a 20 foot easement for the construction, location, repair and maintenance of a buried mainline in the Northwest Quarter of the Northwest Quarter Section 17, Township 8 North, Range 33 East Boise Meridian, Jefferson County, Idaho lying 10 feet on each side of the following described centerline:

Beginning at a point that is North 89°58'15" East 391.80 feet along the Section line and South 00°01'45" East 99.72 feet to an existing irrigation pump all from the Northwest Corner of said Section 17 and running thence South 29°30'58" East 374.51 feet to the South line of the property as described as exception in Warranty Deed Instrument No. 283905 and the Point of Terminus.

PARCEL 8:

Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho.

Section 8: East Half.

Excepting therefrom: Part of the Southeast Quarter of the Northeast Quarter of Section 8, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho, described as:
Commencing at the East Quarter Corner of said Section 8 and running thence North 89°57'09" West 1324.89 feet; thence North 00°05'51" West

10.41 feet to the P.C. of a non-tangent curve to the left; thence along said curve 2044.98 feet (Curve Data, Delta = 89°32'06", Radius = 1308.64 feet) chord bears North 44°38'12" East 1843.17 feet; thence South 89°59'17" East 28.22 feet to the Northeast Corner of said Southeast Quarter; thence South 00°04'18" East 1323.06 feet along the Section line to the Point of Beginning.

Also excepting therefrom: Part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho, described as:
Commencing at the East Quarter Corner of said Section 8 and running thence South 00°04'17" East 1323.05 feet along the Section line to the Southeast Corner of said Northeast Quarter; thence North 89°58'10" West 32.02 feet to the P.C. of a non-tangent curve to the left; thence along said curve 2057.58 feet; (Curve Data, Delta = 90°20'16", Range 1305.00 feet) chord bears North 44°22'36" West 1850.98 feet; thence North 00°05'51" West 1.13 feet; thence South 89°57'09" East 1324.89 feet to the Point of Beginning.

Also excepting therefrom: Part of the Northeast Quarter of the Northeast Quarter of Section 8, Township 8 North, Range 33 East of the Boise Meridian, Jefferson County, Idaho, described as follows:
Beginning at the Northeast Corner of said Section 8 and running thence South 00°08'52" East 1327.22 feet along the Section line; thence South 89°51'08" West 28.33 feet to a point on a curve at the end of a proposed irrigation pivot; thence 2051.63 feet along said curve to the left, Curve Data: Delta=89°57'39", Radius=1307.00 feet, Chord Bearing=North 45°07'42" West 1847.74 feet; thence North 00°06'31" West 21.13 feet to the North line of said Section 8; thence North 89°53'29" East 1334.42 feet along said North line to the point of beginning.

Excluding from this exception a parcel of land commencing at the Northeast Corner of said Section and running thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet back to said Northeast Corner. There is a well and pump located on this parcel which is excluded and is therefore also excluded from the exception.

Together with an Easement 20 feet in width commencing at the Northeast Corner of said Section 8, thence proceeding at an angle of South 45 degrees West across the above exception for the construction, location, maintenance, and repair of a mainline to be buried from the well and pump located in said Northeast Corner duly being transferred herewith.

FIXTURE AND/OR SPRINKLER EQUIPMENT DESCRIPTION:

4 - 8 tower Valley center pivots
1 - 200 hp 1800 rpm G.E. motor with a Floway turbine pump (Section 11)
1 - 150 hp unknown make electric motor with an Aurora turbine pump (Section 14)
1 - 50 hp unknown make booster electric motor with centrifugal pump (Section 14 - not currently used)
1 - 100 hp 1780 rpm G.E. motor with a Johnson turbine pump (Section 12)
Approximately 9,000 feet of buried pvc mainline, various size diameter

4 - 9 tower Valley center pivots
1 - 150 hp 1775 rpm G.E. electric motor with a turbine pump
1 - 150 hp 1775 rpm U.S. electric motor with a turbine pump
1 - 250 hp 1775 rpm electric motor with a Johnson turbine pump
1 - 300 hp variable frequency drive
Approximately 10,000 feet of pvc buried mainline, 10" - 12" diameter

L3 LIMITED PARTNERSHIP, An Idaho Limited Partnership,
and LANE L. NEWMAN, individually, and LONI K.
NEWMAN, individually

By: Lavar Newman
L. LAVAR NEWMAN, as a Limited Partner

By: Lane L. Newman
LANE L. NEWMAN, individually and as a General Partner and
Limited Partner

By: Loni K. Newman
LONI K. NEWMAN, individually and as a General Partner and
Limited Partner

L2 LIMITED PARTNERSHIP, An Idaho Limited Partnership

By: Lewis J. Newman
LEWIS J. NEWMAN, as a General Partner and Limited Partner

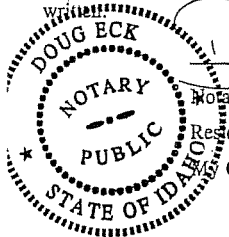
By: Dana M. Newman
DANA M. NEWMAN, as a General Partner and Limited
Partner

Acknowledgements for Mortgage Dated June 1, 2011

STATE OF IDAHO)
County of Madison)ss.

On this 8th day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Lane L. Newman and Loni K. Newman, known to me to be the General Partners and L. LaVar Newman, Lane L. Newman, and Loni K. Newman, known to me to be the Limited Partners in the Partnership of L3 Limited Partnership, An Idaho Limited Partnership, and the partners who subscribed said partnership name to the foregoing instrument and acknowledged to me that they executed the same in said partnership name.

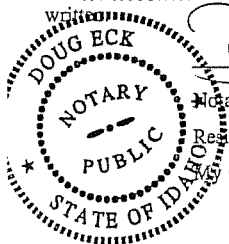
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above

 Doug Eck
Notary Public for the State of Idaho
Residing at Idaho Falls
My Commission Expires: 12/14/12

STATE OF IDAHO)
County of Madison)ss.

On this 8th day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Lewis J. Newman and Dana M. Newman, known to me to be the General Partners and Limited Partners in the Partnership of L2 Limited Partnership, An Idaho Limited Partnership, and the partners who subscribed said partnership name to the foregoing instrument and acknowledged to me that they executed the same in said partnership name.

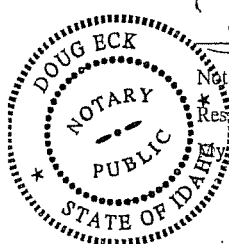
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above

 Doug Eck
Notary Public for the State of Idaho
Residing at Idaho Falls
My Commission Expires: 12/14/12

STATE OF IDAHO)
County of Madison)ss.

On this 8th day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Lane L. Newman and Loni K. Newman, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

 Doug Eck
Notary Public for the State of Idaho
Residing at Idaho Falls
My Commission Expires: 12/14/12