

RECEIVED

DEC 17 2010

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Notice of Security Interest in a Water Right****And Request for Notification of a Change in Ownership or Any Proposed
Or Final Action to Amend, Transfer, or Otherwise Modify a Water Right**Please print or type. Attach pages with additional information. Instructions are on the back of this page.
Incomplete forms will be returned.

1. Water Right No(s): 37-13215, 37-21488, 37-490, 37-55, 37-56, 37-257, 37-258, 37-492, 37-2224, 37-4096, 37-487, 37-488, 37-489, 37-309, 37-13217, 37-13221, 37-13222, 37-13223, 37-13224, 37-13225, 37-13226, 37-13227, 37-13228, 37-4050, 37-2190

Adjudication Claim No(s): _____

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

D. L. Evans BankP.O. Box 87Twin Falls, ID 83303

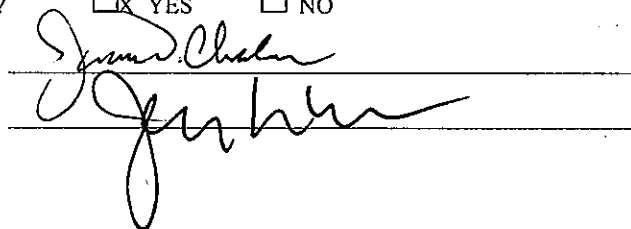
4. Name of Water Right Owner/Claimant(s)

Royal Fork Restaurant Corporation

5. Expiration Date of Notification Period November 15, 2015

6. Is this a Renewal of Request for Notification? ☒ YES ☐ NO

7. Signature(s) (and title if applicable)

**For Office Use Only**Received by SK7Date 12/17/2010Fee \$650-Receipted by 3B7Date 12/17/2010Receipt No. C092236

Processed by _____ AJ

Date _____

WR SNDate 12-11

SUPPORT DATA

IN FILE # 37-55

RECORDATION REQUESTED BY:

D. L. Evans Bank
Boise Downtown Branch
213 N 9th Street
Boise, ID 83702

WHEN RECORDED MAIL TO:

D. L. Evans Bank
Boise Downtown Branch
213 N 9th Street
Boise, ID 83702

SEND TAX NOTICES TO:

Royal Fork Restaurant Corporation
6874 East Fairview Ave.
Boise, ID 83704

CAMAS COUNTY

RECORDED FOR:

TWIN FALLS TITLE

2:26:25 pm 12-06-2010

2010-083423

NO. PAGES: 7

FEE: \$28.00

ROLLIE BENNETT

COUNTY CLERK

DEPUTY: KBLDGGETT

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

36016477

MORTGAGE

THIS MORTGAGE dated November 29, 2010, is made and executed between Royal Fork Restaurant Corporation; an Idaho corporation (referred to below as "Grantor") and D. L. Evans Bank, whose address is 213 N 9th Street, Boise, ID 83702 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, grants, bargains, sells and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Camas County, State of Idaho:

REFER TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH THE WATER RIGHTS REPRESENTED BY IDAHO STATE DEPARTMENT OF WATER RESOURCES WATER RIGHT NO. 37-13215 WITH A CLAIMED PRIORITY OF JUNE 30, 1883 TO 1.6 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-21488 WITH A CLAIMED PRIORITY OF MAY 14, 1883 TO 3.1 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-490 WITH A CLAIMED PRIORITY OF MAY 14, 1883 TO 3.2 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-56 WITH A CLAIMED PRIORITY OF JUNE 1, 1888 TO 1.8 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-258 WITH A CLAIMED PRIORITY OF JUNE 6, 1901 TO 1.5 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-257 WITH A CLAIMED PRIORITY OF JUNE 30, 1884 TO 0.5 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-55 WITH A CLAIMED PRIORITY OF JUNE 1, 1886 TO 0.2 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-492 WITH A CLAIMED PRIORITY OF JUNE 30, 1883 TO 3.2 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-4096 WITH A CLAIMED PRIORITY OF APRIL 15, 1941 TO 1.44 CFS OF IRRIGATION WATER AND 0.05 CFS OF STOCKWATER OF LITTLE DEER CREEK, A TRIBUTARY OF DEER CREEK AND WATER RIGHT NO. 37-487 WITH A CLAIMED PRIORITY OF SEPTEMBER 1, 1883 TO 1 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-488 WITH A CLAIMED PRIORITY OF MAY 15, 1884 TO 0.8 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-489 WITH A CLAIMED PRIORITY OF JUNE 1, 1898 TO 1.20 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-309 WITH A CLAIMED PRIORITY OF JUNE 2, 1883 TO 3.2 CFS OF IRRIGATION WATER OF SOLDIER CREEK, A TRIBUTARY OF CAMAS CREEK AND WATER RIGHT NO. 37-13217 WITH A CLAIMED PRIORITY OF JUNE 2, 1883 TO 0.24 CFS OF STOCK WATER OF SPRINGS, A TRIBUTARY OF SINKS AND WATER RIGHT NO. 37-13222 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.2 CFS OF STOCK WATER AND 0.04 CFS OF DOMESTIC WATER AND WATER RIGHT NO. 37-13221 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.24 CFS OF STOCK WATER AND WATER RIGHT NO. 37-13223 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.2 CFS OF STOCK WATER AND 0.04 CFS OF DOMESTIC WATER AND WATER RIGHT NO. 37-13225 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.2 CFS OF STOCK WATER AND 0.04 CFS OF DOMESTIC WATER AND WATER RIGHT NO. 37-13224 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.2 CFS OF STOCK WATER AND 0.04 CFS OF DOMESTIC WATER AND WATER RIGHT NO. 37-13227 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.24 CFS OF STOCK WATER AND WATER RIGHT NO. 37-13226 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.2 CFS OF STOCK WATER AND 0.04 CFS OF DOMESTIC WATER AND WATER RIGHT NO. 37-4050 WITH A CLAIMED PRIORITY OF NOVEMBER 3, 1965 TO 0.5 CFS OF STOCK WATER AND WATER RIGHT NO. 37-2190 WITH A CLAIMED PRIORITY OF SEPTEMBER 6, 1910 TO 0.2 CFS OF STOCK WATER OF LUND SPRING, A TRIBUTARY OF KNOWLTON CREEK AND WATER RIGHT NO. 37-13228 WITH A CLAIMED PRIORITY OF JUNE 1, 1883 TO 0.24 CFS OF STOCK WATER AND WATER RIGHT NO. 37-2224 WITH A CLAIMED PRIORITY OF NOVEMBER 23, 1911 TO 0.90 CFS OF IRRIGATION WATER OF LITTLE DEER CREEK A TRIBUTARY OF DEER CREEK TOGETHER WITH ANY AND ALL OTHER WATER RIGHTS AND DITCH RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PREMISES.

The Real Property or its address is commonly known as See Legal Description, Fairfield, ID 83327.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property. The following provisions relate to the use of the Property or to other limitations on the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither



the insurance provisions contained in the instrument evidencing such Existing Indebtedness shall constitute compliance with the insurance provisions under this Mortgage, to the extent compliance with the terms of this Mortgage would constitute a duplication of insurance requirement. If any proceeds from the insurance become payable on loss, the provisions in this Mortgage for division of proceeds shall apply only to that portion of the proceeds not payable to the holder of the Existing Indebtedness.

Grantor's Report on Insurance. Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to comply with any obligation to maintain Existing Indebtedness in good standing as required below, or to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

WARRANTY; DEFENSE OF TITLE. The following provisions relating to ownership of the Property are a part of this Mortgage:

Title. Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in the Existing Indebtedness section below or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

Defense of Title. Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

Compliance With Laws. Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

Survival of Representations and Warranties. All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's Indebtedness shall be paid in full.

EXISTING INDEBTEDNESS. The following provisions concerning Existing Indebtedness are a part of this Mortgage:

Existing Lien. The lien of this Mortgage securing the Indebtedness may be secondary and inferior to an existing lien. Grantor expressly covenants and agrees to pay, or see to the payment of, the Existing Indebtedness and to prevent any default on such indebtedness, any default under the instruments evidencing such indebtedness, or any default under any security documents for such indebtedness.

No Modification. Grantor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Mortgage by which that agreement is modified, amended, extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor accept any future advances under any such security agreement without the prior written consent of Lender.

CONDEMNATION. The following provisions relating to condemnation proceedings are a part of this Mortgage:

Proceedings. If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

Application of Net Proceeds. If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the Indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES. The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

Current Taxes, Fees and Charges. Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all taxes, fees, documentary stamps, and other charges for recording or registering this Mortgage.

Taxes. The following shall constitute taxes to which this section applies: (1) a specific tax upon this type of Mortgage or upon all or any part of the Indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the Indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the Indebtedness or on payments of principal and interest made by Grantor.

Subsequent Taxes. If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

SECURITY AGREEMENT; FINANCING STATEMENTS. The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

Security Agreement. This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

Security Interest. Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

Addresses. The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

FURTHER ASSURANCES; ATTORNEY-IN-FACT. The following provisions relating to further assurances and attorney-in-fact are a part of this Mortgage:

Further Assurances. At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to



be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

Attorney-In-Fact. If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

FULL PERFORMANCE. If Grantor pays all the Indebtedness when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

EVENTS OF DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

Payment Default. Grantor fails to make any payment when due under the Indebtedness.

Default on Other Payments. Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Other Defaults. Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

False Statements. Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Insolvency. The dissolution or termination of Grantor's existence as a going business, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Existing Indebtedness. The payment of any installment of principal or any interest on the Existing Indebtedness is not made within the time required by the promissory note evidencing such Indebtedness, or a default occurs under the instrument securing such Indebtedness and is not cured during any applicable grace period in such instrument, or any suit or other action is commenced to foreclose any existing lien on the Property.

Breach of Other Agreement. Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any Indebtedness or other obligation of Grantor to Lender, whether existing now or later.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

UCC Remedies. With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Judicial Foreclosure. Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

Nonjudicial Sale. If permitted by applicable law, Lender may foreclose Grantor's interest in all or in any part of the Personal Property or the Real Property by non-judicial sale.

Deficiency Judgment. If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

Tenancy at Sufferance. If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

Other Remedies. Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

Sale of the Property. To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

Notice of Sale. Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.



Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

NOTICES. Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. All copies of notices of foreclosure from the holder of any lien which has priority over this Mortgage shall be sent to Lender's address, as shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Mortgage:

Amendments. This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Annual Reports. If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

Caption Headings. Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

Governing Law. This Mortgage will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Idaho without regard to its conflicts of law provisions. This Mortgage has been accepted by Lender in the State of Idaho.

Choice of Venue. If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Ada County, State of Idaho.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

Merger. There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Successors and Assigns. Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Mortgage.

Waive Jury. All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Idaho as to all Indebtedness secured by this Mortgage.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

Borrower. The word "Borrower" means Royal Fork Restaurant Corporation and includes all co-signers and co-makers signing the Note and all their successors and assigns.

Default. The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

Environmental Laws. The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

Event of Default. The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

Existing Indebtedness. The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Mortgage.

Grantor. The word "Grantor" means Royal Fork Restaurant Corporation.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Hazardous Substances. The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical,

A handwritten signature in cursive script, possibly reading "J. J. J.", is written over a circular stamp. The stamp contains the word "NOTARIAL" in capital letters.

chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

Improvements. The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage.

Lender. The word "Lender" means D. L. Evans Bank, its successors and assigns.

Mortgage. The word "Mortgage" means this Mortgage between Grantor and Lender.

Note. The word "Note" means the promissory note dated November 29, 2010, in the original principal amount of \$3,152,795.56 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The maturity date of this Mortgage is November 15, 2015. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

Personal Property. The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

ROYAL FORK RESTAURANT CORPORATION

By: [Signature]
James D. Chambers, Secretary of Royal Fork Restaurant Corporation

By: [Signature]
Jerry L. Caven, Chairman of Royal Fork Restaurant Corporation

CORPORATE ACKNOWLEDGMENT

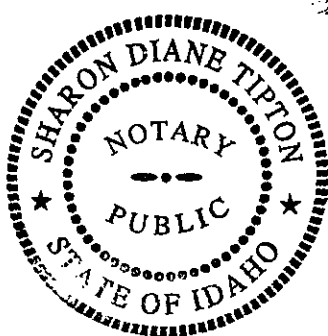
STATE OF Idaho)
) SS
COUNTY OF Ada)

On this 29th day of November, in the year 20 10, before me SHARON DIANE TIPTON, a notary public in and for the State of Idaho, personally appeared James D. Chambers, Secretary of Royal Fork Restaurant Corporation and Jerry L. Caven, Chairman of Royal Fork Restaurant Corporation, known or identified to me (or proved to me on the oath of _____), to be authorized signers of Royal Fork Restaurant Corporation, the corporation that executed the instrument or the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature]
Notary Public for Idaho

Residing at Boise

My commission expires 1/20/2012



TOWNSHIP 1 NORTH, RANGE 14 EAST, BOISE MERIDIAN, CAMAS COUNTY, IDAHO

SECTION 5: W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$; S $\frac{1}{2}$ SW $\frac{1}{4}$.

SECTION 7: NW $\frac{1}{4}$; W $\frac{1}{2}$ E $\frac{1}{2}$; LOTS 1, 2, 3 AND 4.

SECTION 8: W $\frac{1}{2}$; NE $\frac{1}{4}$; N $\frac{1}{2}$ SE $\frac{1}{4}$; SW $\frac{1}{4}$ SE $\frac{1}{4}$.

SECTION 10: E $\frac{1}{2}$ SW $\frac{1}{4}$; SE $\frac{1}{4}$.

SECTION 11: S $\frac{1}{2}$ NW $\frac{1}{4}$; SW $\frac{1}{4}$; S $\frac{1}{2}$ NE $\frac{1}{4}$; SE $\frac{1}{4}$.

SECTION 13: SW $\frac{1}{4}$ SW $\frac{1}{4}$.

SECTION 14: S $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$; S $\frac{1}{2}$.

SECTION 15: NE $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; S $\frac{1}{2}$.

SECTION 17: N $\frac{1}{2}$; SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$.

SECTION 18: LOTS 1 AND 2; W $\frac{1}{2}$ NE $\frac{1}{4}$.

SECTION 20: A TRACT OF LAND IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$ DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NE $\frac{1}{4}$ NW $\frac{1}{4}$, RUNNING THENCE EAST ON THE NORTH LINE THERE OF 300 FEET; THENCE WEST 300 FEET; THENCE SOUTH 870 FEET; THENCE WEST 300 FEET; THENCE NORTH 870 FEET TO THE TO THE PLACE OF BEGINNING.

SECTION 21: E $\frac{1}{2}$ EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING ON THE NORTH LINE OF SECTION 21 AND 50 RODS WEST OF THE NORTHEAST

CORNER OF SAID SECTION 21; THENCE WEST 40 RODS; THENCE SOUTH 20 RODS; THENCE EAST 40 RODS; THENCE NORTH 20 RODS TO THE PLACE OF BEGINNING.

ALSO INCLUDING THAT PART OF THE E $\frac{1}{2}$ DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED EXCEPTED TRACT AND RUNNING THEN NORTH 144 FEET; THENCE SOUTHEAST TO A POINT 100 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING A TRACT OFF THE EAST SIDE OF THE SE $\frac{1}{4}$ WHICH IS 30 FEET WIDE ON THE NORTH END AND 23 FEET WIDE ON THE SOUTH END.

ALSO EXCEPTING THE EAST 52 FEET OF THE NE $\frac{1}{4}$.

ALSO EXCEPTING A TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS CAP WHICH MARKS THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE N89°38'11"W 802.64 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 16; THENCE S00°11'10"E 276.43 FEET TO THE POINT OF BEGINNING; THENCE S00°11'10"E 246.89 FEET; THENCE S86°20'58"W 397.97 FEET; THENCE N19°32'36"W 268.00 FEET; THENCE S86°20'58"E 487.00 FEET TO THE REAL POINT OF BEGINNING.

SECTION 22: ALL

SECTION 23: ALL

SECTION 24: NW $\frac{1}{4}$; S $\frac{1}{2}$.

SECTION 25: N $\frac{1}{2}$.

SECTION 26: ALL

SECTION 27: ALL

SECTION 28: NE $\frac{1}{4}$, EXCEPT A TRACT OFF THE EAST SIDE THEREOF WHICH IS 23 FEET WIDE ON THE NORTH END AND 25 FEET WIDE ON THE SOUTH END.

SECTION 34: NW $\frac{1}{4}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$, EXCEPT A STRIP OF LAND ALONG THE WEST SIDE OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ OF SAID SECTION 34, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID W $\frac{1}{2}$ NW $\frac{1}{4}$; THENCE EAST ALONG THE SOUTH LINE 48 FEET; THENCE NORTH AND APPROXIMATELY PARALLEL WITH THE WEST LINE TO A POINT ON THE NORTH LINE OF 49 FEET EAST OF THE NORTHWEST CORNER; THENCE WEST TO THE NORTHWEST CORNER; THENCE SOUTH TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING.

SECTION 35: E $\frac{1}{2}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$; NW $\frac{1}{4}$ SE $\frac{1}{4}$.

In addition to the land being specifically irrigated, much of the property and especially directly adjacent to the creeks, includes high sub-water, which supplies the native grasses throughout most of the grazing season. The property is fully fenced and cross fenced with common three to five barbed wire strands set on wood and steel posts. Much of the fencing is let down fence to prevent damage during the high snowfall winter months.

Irrigation Water Rights:

There are several surface water rights filed with the Idaho Department of Water Resources, IDWR, that cover the subject ranch. The irrigation water rights are summarized in the following table.

Irrigation Water Rights Summary							
IDWR #	Source	Basis	Priority Date	Diversion Rate in CFS	Use	Total Acres	Acres Elimination
37-13215	Soldier Creek	Decreed	6/30/1883	1.60	Irrigation	80	80
37-21488	Soldier Creek	Decreed	5/14/1883	3.10	Irrigation	320	429
37-490	Soldier Creek	Decreed	5/14/1883	3.20	Irrigation	160	
37-55	Soldier Creek	Decreed	6/1/1886	0.20	Irrigation	175	445
37-56	Soldier Creek	Decreed	6/1/1888	1.80	Irrigation	175	
37-257	Soldier Creek	Decreed	6/30/1884	0.50	Irrigation	108	
37-258	Soldier Creek	Decreed	6/6/1901	1.50	Irrigation	108	
37-492	Soldier Creek	Decreed	6/30/1883	3.20	Irrigation	266	
37-2224	Little Deer Cr.	License	11/23/1911	0.90	Irrigation	45	117
37-4096	Little Deer Cr.	Ben. Use	4/15/1941	1.44	Irrigation	117	
37-487	Soldier Creek	Decreed	9/1/1883	1.00	Irrigation	203	203
37-488	Soldier Creek	Decreed	5/15/1884	0.80	Irrigation	203	
37-489	Soldier Creek	Decreed	6/1/1898	1.20	Irrigation	203	
37-309	Soldier Creek	Decreed	6/2/1883	3.20	Irrigation	152	152
Total Acres Covered						1,426	

Copies of the IDWR water right reports are included in the addenda for the reader's reference. All of the above water rights have been filed in the ongoing Snake River Basin Adjudication, SRBA. This adjudication process began in the late 1980s and continues to date. Although some of the basins within the state have been decreed by the adjudication court, Basin 37, (of which the subject property is a part), has only been recommended to the adjudication court and the rights have therefore not yet been decreed in the SRBA. However, based on the IDWR recommendations, the rights have a good probability of being upheld when the SRBA adjudication is fully complete.

Stock Water Rights:

Stock water sources across the subject property include various springs creeks and groundwater filings. The groundwater rights are from domestic and stock water wells that are located sporadically the subject property and provide water to water troughs in areas that do not have natural water.

The following table summarizes the stock water and domestic filings on the subject property, as found by researching the Idaho Department of Water Resources website.

Stockwater Rights Summary

IDWR #	Source	Basis or Stage	Priority Date	Diversion Rate in CFS	Use
37-13217	Springs	Decreed	6/2/1883	0.24	Stockwater
37-13221	Groundwater	Decreed	6/1/1883	0.24	Stockwater
37-13222	Groundwater	Decreed	6/1/1883	0.24	Stock & Dom.
37-13223	Groundwater	Decreed	6/1/1883	0.24	Stock & Dom.
37-13224	Groundwater	Decreed	6/1/1883	0.24	Stock & Dom.
37-13225	Groundwater	Decreed	6/1/1883	0.24	Stock & Dom.
37-13226	Groundwater	Decreed	6/1/1883	0.24	Stock & Dom.
37-13227	Groundwater	Decreed	6/1/1883	0.24	Stockwater
37-13228	Groundwater	Decreed	6/1/1883	0.24	Stockwater
37-4050	Groundwater	Decreed	11/3/1965	0.05	Stockwater
37-4096	Little Deer Creek	Ben. Use	4/15/1941	0.05	Stockwater
37-2190	Lund Spring	License	9/6/1910	0.02	Stockwater

see/w: The above stock water rights have also been filed in the ongoing Snake River Basin Adjudication process and area also in partial decreed status. Copies of the IDWR stock water right reports are included in the addenda for the reader's reference.

Soil Description:

The soils located across the native rangeland areas are commonly found throughout the area. They consist of various, loam, silt loam and gravelly based mountain soils that are capable of supporting native rangeland vegetation.

The primary or most prevalent soils located across the irrigated and potential dry cropland areas within the south end of the main ranch parcel, as are provided from the NRCS website, are summarized in the following table.