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OCT 04 2022

WATER RESOURCES
WESTERN REGION

Form 42-248(9) 3/22

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MAR 06 2023

DEPARTMENT OF
WATER RESOURCESSTATE OF IDAHO
DEPARTMENT OF WATER RESOURCES**Notice of Security Interest in a Water Right**
and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)Completed
4/26/23
AL

Attach pages with additional information. Incomplete forms will be returned.

1.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
	57-11626			
	57-10654			
	57-10185			

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

Rabo AgriFinance LLC

14767 N. Outer 40 Rd., Suite 400

Chesterfield, MO 63017

SUPPORT DATA

IN FILE # 57-10185

Phone 208-442-2264

Email anna.gomez@raboag.com

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

Nederend Farms, LLLP

5. Expiration Date of Notification Period

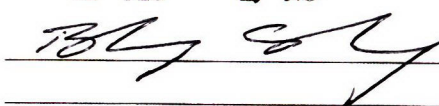
June 1 2041

6. Is this a Renewal of Request for Notification?

☐ YES☒ NO

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

Title, if applicable



For Office Use Only

Received by LE Date 10/04/2022 Receipt No. W050795 Fee \$75.00
Processed by AJ _____ Date _____ WR _____ Date _____

SCANNED

MAY 24 2023

Instrument # 309188

MURPHY, OWYHEE, IDAHO

2021-08-27 10:12:22 No. of Pages: 33

Recorded for: ALLIANCE TITLE - BOISE PRODUCTION CENT

ANGELA BARKELL Fee: \$54.00

Ex-Officio Recorder Deputy: map

Index To: MORTGAGE/FIXTURE FILING

Electronically Recorded by Simplifile

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

RABO AGRIFINANCE LLC
14767 N. Outer 40 Rd., Suite 400
Chesterfield, MO 63017
Attn: Loan Operations

AT 533332

Space above this line for Recorder's Use

Nederend Farms MCA 2021

Real Estate Term Loan 1: 11087300

Real Estate Term Loan 2: 22109681

Real Estate Term Loan 3: 22112479

Real Estate Term Loan 4: 22117539

Real Estate Term Loan 5: 22118897

Real Estate Term Loan 6: 22119247

Real Estate Term Loan 7: 21765

MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

(Owyhee County, Idaho)

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

This mortgage ("Mortgage") is dated as of May 24, 2021. It is by NEDEREND FARMS, LLLP, an Idaho limited liability partnership ("Grantor"), to and in favor of RABO AGRIFINANCE LLC, a Delaware limited liability company, as agent for itself and the other Secured Parties (defined herein) under the Collateral Agency Agreement (defined herein; and Rabo Agrifinance LLC, in that capacity, "Mortgagee").

RABO AGRIFINANCE LLC, a Delaware limited liability company, as Lender ("Lender") has agreed to make up to \$26,727,000.00 in loans to Borrower (as defined in the Facility Sheet(s)) under the terms and conditions of the Master Credit Agreement between Grantor and Lender dated March 5, 2018, as may be amended, modified, replaced, or supplemented from time to time (the "MCA"). Each capitalized term used in this Mortgage that is defined in the MCA and not defined in this Mortgage will have the meaning specified in the MCA. This Mortgage will be interpreted in accordance with the Drafting Conventions.

Grantor has or may also enter into certain derivatives transactions under Hedging Agreements with Swap Counterparties, under which Grantor has or may incur Hedging Obligations to Swap Counterparties.

The Loan Obligations (defined in the MCA) may be, from time to time, guaranteed by Guarantor under the terms and conditions of one or more guaranties in favor of Collateral Agent. The Hedging Obligations are guaranteed by Guarantor under the terms and conditions of the Hedging Agreements and/or a separate guaranty of the Hedging Obligations (the MCA, the Guaranty, and the Hedging Agreements and any separate guaranty of the Hedging Obligations are herein sometimes individually and collectively referred to as the "Debt Instrument").

Non-Obligor(s) have an economic interest in Borrower or will obtain some other material financial benefit as a result of Secured Parties' entering into the Secured Obligation Documents (defined herein). Secured Parties require that Non-Obligor execute this agreement as a condition of the Secured Obligation Documents.

TO SECURE repayment of the indebtedness evidenced by the Note (defined herein) and payment and performance of all other Secured Obligations (defined herein), Grantor irrevocably and unconditionally grants, bargains, sells, and conveys to Mortgagee wherever located, whether now owned or hereafter acquired or arising, and, except as indicated, whether constituting real estate or personal property (collectively, the "Property"): (a) the real estate and any interest in the personal property and real estate located in Owyhee County, Idaho, and described in EXHIBIT A (the "Land"); (b) all buildings, structures, improvements, fixtures, attachments, appliances, equipment, machinery and other articles now or hereafter erected on, affixed or

309188

SCANNED

MAY 24 2023

attached to, or located in or on the Land, including all wells, watering and irrigation apparatus, pumps, motors, generators, pipes, center pivot irrigators and sprinklers, windmills, and fences (the "Improvements"); (c) all easements, rights-of-way and rights appurtenant to the Land or used in connection with the Land or as a means of access thereto ("Easements"); (d) the ground water on, under, pumped from or otherwise available to the Property or Land or any drainage, retention, ditch, canal, reservoir, or other water rights, whether as a result of overlying groundwater rights, contractual rights, or otherwise and whether riparian, appropriative, or otherwise; the right to remove or extract any such ground water including any permits, rights or licenses granted by any nation or government, any state or other political subdivision thereof, any agency, authority, instrumentality, regulatory body, court, administrative tribunal, central bank or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to government ("Governmental Authority") and any rights granted or created by any easement, covenant, agreement or contract with any Person; and any rights to which the Property or Grantor is entitled with respect to surface water, whether such rights are appropriative, riparian, prescriptive or otherwise and whether or not pursuant to historical use, contractual agreement, permit or other governmental authorization; any water right, water allocation for water not yet delivered, distribution right, delivery right, any prescriptive, contractual, easement or other rights necessary or convenient to convey any water to the Property, water storage right, or other water-related entitlement appurtenant to or otherwise applicable to the Property by virtue of the Property being situated within the boundaries of any governmental water district irrigation district or other local agency or within the boundaries of any private water company, mutual water company, or other non-governmental entity (collectively, "Water Rights"), including those rights, shares and other property (if any) described in EXHIBIT B; (e) all other tenements, hereditaments and appurtenances to the Land; (f) minerals, oil, gas, coal, metallic ores, other minerals and any other hydrocarbon substances, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and other interests and estates in, under and on the Land and other oil, gas, coal, metallic ores and any other mineral interests with which any of the foregoing interests or estates are pooled or unitized, including surface damage awards or settlements (the "Mineral Rights"); (g) timber now or hereafter standing or cut; (h) leases, subleases, licenses, occupancy agreements, concessions and other agreements, granting a possessory interest in and to, or the right to extract, mine, reside in, sell, or use the Property (collectively, the "Leases"); (i) all utility contracts, maintenance agreements, management agreements, rights under any and all nutrient/manure management plans, service contracts and other agreements directly related to the operation and maintenance of the Property; (j) all bushes, groves, trees, plants, vines or other plantings, upon or under the Land ("Plantings") including all varieties of Plantings that produce fruit, nuts, or other crops in more than one crop year ("Permanent Crop Plantings"); (k) all patents, trademarks, or other intellectual property, working drawings, instructional manuals, and rights in processes directly related to the operation of the Property; (l) other tangible personal property of every kind and description, whether stored on the Land or elsewhere, including all goods, materials, supplies, tools, books, records, chattels, furniture, machinery and equipment (except motor vehicles, trailers, and planting, tillage and harvesting equipment rolling stock) or which is in all cases (i) directly related to the operation of the Property or acquired in connection with any construction or maintenance of the Land or the Improvements or (ii) affixed or installed, or to be affixed or installed, in any manner on the Land or the Improvements or; (m) all U.S. Forest Permits, Taylor Grazing Permits or Licenses, and State grazing leases, and other grazing rights, including (if any) the rights described in EXHIBIT B to any mortgage(s) and separate security agreement(s) securing the Note(s), from time to time; (n) all permits and licenses relating or pertaining to the use or enjoyment of the Property; (o) proceeds of and any unearned premiums on any insurance policies covering the Property, including the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property (the "Insurance Claims"); (p) all awards made for the taking by condemnation or the power of eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Land or other Real Estate (the "Condemnation Awards"); (q) rights and interests under any Hedging Agreements, including all rights to the payment of money from Secured Parties under the Hedging Agreements; and all accounts, deposit accounts, and general intangibles, including payment intangibles, described in any of the Hedging Agreements; (r) the right, in the name and on behalf of Grantor, upon notice to Grantor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Mortgagee or Secured Parties in the Property; and (s) substitutions, replacements, additions, accessions and proceeds for or to any of the foregoing, and all books, records and files relating to any of the foregoing, including, without limitation, computer readable memory and data and any computer software or hardware reasonably necessary to access and process such memory and data.

1. **Secured Obligations.** Grantor makes the grant, conveyance, transfer and assignment herein, to secure payment and performance of the following obligations (the "Secured Obligations") in any order of priority that Mortgagee may choose: (a) all Obligations (defined in the MCA), under one or more Facility Sheets(s) from time to time where Grantor is

designated from time to time as Borrower, Guarantor or Non-Borrower, including (i) the Real Estate Term Loan 1 Note dated July 7, 2014 as of the date of this Mortgage, from Grantor to Lender in the original principal amount of \$2,727,000.00; (ii) the Real Estate Term Loan 2 Note dated as of April 15, 2016 the date of this Mortgage, from Grantor to Lender in the original principal amount of \$1,625,000.00; (iii) the Real Estate Term Loan 3 Note dated June 8, 2017 as of the date of this Mortgage, from Grantor to Lender in the original principal amount of \$9,775,000.00; (iv) the Real Estate Term Loan 4 Note dated February 14, 2020 as of the date of this Mortgage, from Grantor to Lender in the original principal amount of \$2,400,000.00; (v) the Real Estate Term Loan 5 Note dated as of the February 14, 2020 date of this Mortgage, from Grantor to Lender in the original principal amount of \$1,100,000.00; (vi) the Real Estate Term Loan 6 Note dated as of the date February 14, 2020 of this Mortgage, from Grantor to Lender in the original principal amount of \$1,300,000.00; (vii) the Real Estate Term Loan 7 Note dated as of May 24, 2021 the date of this Mortgage, from Grantor to Lender in the original principal amount of \$7,800,000.00 (the Real Estate Term Loan 1 Note, the Real Estate Term Loan 2 Note, the Real Estate Term Loan 3 Note, the Real Estate Term Loan 4 Note, the Real Estate Term Loan 5 Note, the Real Estate Term Loan 6 Note, and the Real Estate Term Loan 7 Note, together with all extensions, renewals, modifications, substitutions and amendments thereof are herein collectively, the "Note"); (viii) all Hedging Obligations; and (ix) all other indebtedness, liabilities and obligations of Grantor to Lender and the Swap Counterparties arising pursuant to any of the Transaction Documents, whether now existing or hereafter arising, whether direct, indirect, related, unrelated, fixed, contingent, liquidated, unliquidated, joint, several, or joint and several; (b) all obligations of Grantor under this Mortgage; (c) any obligations due to a Banking Counterparty with regard to Banking Obligations; (d) all obligations of Grantor to Lender, Coöperatieve Rabobank U.A., (trading as Rabobank), a foreign banking organization organized as a cooperative bank under the laws of The Netherlands ("Rabobank"), or any other Affiliate of Lender (Lender, Rabobank and any other Affiliate of Lender are herein individually and collectively, "Secured Parties"), whether now existing or hereafter incurred or created, whether voluntary or involuntary, whether obligatory or non-obligatory; whether due or not due, whether absolute or contingent, or whether incurred directly or acquired by assignment or otherwise, under the terms and conditions of any other written instrument or agreement executed by Grantor and which specifically recites that those obligations are secured by this Mortgage; and (e) any of the foregoing that arises after the filing of a petition by or against Grantor under an Insolvency Proceeding. All Persons who have or acquire an interest in the Property will be deemed to have received notice of, and will be bound by, the terms of the MCA, the other Transaction Documents, and each other agreement or instrument made or entered into in connection with each of the Secured Obligations (the Transaction Documents and those other agreements or instruments, the "Secured Obligation Documents"). These terms include any provisions in the Secured Obligation Documents which permit borrowing, repayment and reborrowing, or which provide that the rate of interest on one or more of the Secured Obligations may vary from time to time. This Mortgage does not secure any obligation which is unsecured pursuant to the express terms of the MCA or any other document, agreement or instrument. Without limitation of the foregoing, this Mortgage does not secure the indebtedness, liabilities and obligations of Guarantor as guarantor under the terms and conditions of the Guaranty or any other guaranty given by Guarantor to secure the Hedging Obligations.

2. **Future Secured Obligations.** The Secured Obligations include future advances and other future Secured Obligations made by Mortgagee or Secured Parties, at their option, and for any purpose, and all other future Secured Obligations. Those future advances and other future Secured Obligations are secured to the same extent as if made or incurred on the date of the execution of this Mortgage, and have priority as to third Persons with or without actual notice from the time this Mortgage is filed for record as provided by law. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time. The unpaid balance of any Revolving Line of Credit or Hedging Obligations secured by this Mortgage may at certain times be zero. This Mortgage will remain in full force and effect notwithstanding any zero balance. Grantor shall not file for record any notice limiting the maximum amount secured by this Mortgage (a "Maximum Amount Notice"). A Maximum Amount Notice will be an Event of Default (defined herein). Nothing herein will constitute a commitment to make additional or future advances which are not specified by the other terms of the MCA or enter into future derivatives transactions in any amount. The unpaid balance of any revolving line of credit or Hedging Obligations secured by this Mortgage may at certain times be zero. This Mortgage will remain in full force and effect notwithstanding any zero balance.

3. **Note Maturity Date.** The latest date on which any Note matures is June 1, 2041.

4. **Assignment.** Grantor irrevocably and unconditionally assigns to Mortgagee and grants Mortgagee a security interest in, the Leases; all rents and other benefits derived from the Leases, and all other issues, profits, royalties, bonuses, income and other benefits derived from or produced by the Real Estate, including but not limited to, any monies, proceeds, damages, Judgments or payments in lieu thereof, received by or due to Grantor occasioned by any mineral or

geothermal exploration, wind energy, solar energy or drilling activity on or under the Real Estate, all prepaid rents, security deposits and other supporting obligations (the "Rents"). Mortgagee may collect Rents with or without taking possession of the Property. Mortgagee confers upon Grantor a license to collect and retain the Rents as they become due and payable, so long as there is no Event of Default (the "License"). If an Event of Default has occurred, Mortgagee may terminate the License without notice to or demand upon Grantor. Mortgagee, by its acceptance of this Mortgage does not assume any duty or obligation under the Leases. The acceptance by Mortgagee of the assignment of Leases and Rents and profits with all the rights, powers, privileges and authority so granted will not obligate Mortgagee to assume any obligations in respect of the Leases and Rents and profits or under the Leases, or take any action thereunder or to expend any money or incur any expense or perform or discharge any obligation, duty or liability in respect of the Leases and Rents and profits or under the Leases or to assume any obligation or responsibility for the nonperformance of the provisions thereof by Grantor.

5. **Grant of Security Interest.** This Mortgage is a security agreement under the Uniform Commercial Code in effect in the State of Idaho (the "UCC"); and Grantor grants Mortgagee a security interest in and pledges and assigns to Mortgagee all of Grantor's right, title and interest in the Property, to the extent characterized as personal property (the "Personalty"). The address of Grantor adjacent to its signature below is the mailing address of Grantor as debtor under the UCC. The address for Mortgagee specified herein is the address for Mortgagee as secured party under the UCC. As used in this Mortgage, the term "lien" is synonymous with the term "lien and security interest."

6. **Warranty of Title.** Grantor represents and warrants that Grantor lawfully possesses and holds good and marketable fee simple title to all of the Land and the Improvements, that Grantor has the right, power and authority to mortgage, grant, convey and assign the Property; and that the Property is unencumbered. Grantor covenants that Grantor will warrant and forever defend generally the title to, and ownership and possession of, the Property against all claims and demands, with all costs and expenses of defense to be borne by Grantor. Grantor especially agrees and declares that the separate estate of each of them, whether vested, contingent or in expectancy, is hereby conveyed and shall be bound for the payment and performance of the Secured Obligations.

7. **Permanent Crop Plantings.** All Permanent Crop Plantings are real estate and will remain a part of the Land. Grantor represents and warrants that the Permanent Crop Plantings are not subject to intellectual property rights under U.S. or foreign patent, copyright or trademark laws, the Plant Variety Protection Act or similar laws or subject to license from the holder of any such intellectual property rights (collectively "Permanent Crop Planting IP Rights"), other than (where applicable) the Permanent Crop Planting IP Rights described on EXHIBIT B. To the extent the Land does contain or in the future is cultivated to grow any variety of Permanent Crop Plantings that are subject to Permanent Crop Planting IP Rights, (a) Grantor represents and warrants that Grantor is the owner of such IP Rights free and clear of any claim, right, title, interest or Lien of any other person; (b) Grantor shall notify Mortgagee in writing of the existence of any Permanent Crop Planting IP Rights and Grantor grants Mortgagee a security interest in and a Lien upon all of Grantor's present and future rights, title and interests in, to and under Permanent Crop Planting IP Rights; all cash and non-cash proceeds and products of Permanent Crop Planting IP Rights; and all causes of action, past, present and future for infringement, misappropriation or dilution of, or unfair competition regarding any of Permanent Crop Planting IP Rights.

8. **Additional Representations.** Grantor represents to Mortgagee and Secured Parties that: (a) the Property does not represent the proceeds of unlawful activity under any state, federal or foreign law; (b) the Property includes all property and rights which may be reasonably necessary or desirable to enable Grantor to use, enjoy and operate the Land and the Improvements for the present uses thereof; (c) none of the Land or Improvements is subject to any Lien, offset or claim; (d) Grantor owns the Personalty free and clear of any security interests, reservations of title or conditional sales contracts, and there is no presently valid financing statement affecting the Personalty on file in any public office; (e) Grantor has title to, or (in the case of leased property) valid leasehold interests in, all of their properties and assets, real and personal, including the properties and assets and leasehold interests reflected in the Financial Information (other than any properties or assets disposed of in the ordinary course of business); (f) the legal name of Grantor is as appears in the first paragraph of this agreement; (g) Grantor has not used any trade name, assumed name or other name except Grantor's name stated in the first paragraph of this agreement; (h) if Grantor is anything other than a natural Person, it has complied with all Applicable Laws concerning its organization, existence and the transaction of its business, and is in existence and good standing in its state of organization and each state in which it conducts its business; (i) the execution, delivery and performance by Grantor of this Mortgage is within the powers and authority of Grantor and has been duly authorized; (j) to Grantor's knowledge, this Mortgage does not conflict with any Applicable Law; (k) this Mortgage is a legal, valid and binding agreement of Grantor, enforceable against Grantor in accordance with its

terms, and any instrument or agreement required hereunder, when executed and delivered, will be similarly legal, valid, binding and enforceable; (l) there has been no Material Adverse Effect as to Grantor since the effective date the Financial Information was provided to Mortgagee or Secured Parties; (m) there is no lawsuit, tax claim or other dispute pending or to Grantor's knowledge threatened against Grantor or the Property that, if determined adverse to Grantor, is reasonably likely to have a Material Adverse Effect; (n) Grantor is not the subject of any Judgment; (o) this Mortgage does not conflict with, nor is Grantor in default on any credit agreement, indenture, purchase agreement, guaranty, capital lease, or other investment, agreement, or arrangement presently in effect providing for or relating to extensions of credit in respect of which Grantor is in any manner directly or contingently obligated; (p) Grantor has filed all tax returns (federal, state, and local) required to be filed and has paid all taxes, assessments, and governmental charges and levies thereon, including interest and penalties; (q) before signing this Mortgage, Grantor researched, to the satisfaction of Grantor, and inquired into the previous uses and ownership of the Real Estate, and based on that due diligence, to the best of Grantor's knowledge, no Hazardous Substance has been disposed of or released or otherwise exists in, on, under or onto the Real Estate, except as Grantor has disclosed to Mortgagee or Secured Parties in the Environmental Information; (r) Grantor has complied with all current and future laws, regulations and ordinances or other requirements of any Governmental Authority relating to or imposing liability or standards of conduct concerning protection of health or the environment or Hazardous Substances ("Environmental Laws"); (s) Grantor has not received any notices of violations of any Applicable Laws (including Environmental Laws); and Grantor is in compliance with all Applicable Laws; (t) there are no claims, actions, proceedings or investigations pending or threatened against Grantor or affecting the Property with respect to any violations of Applicable Laws; (u) Grantor's place of business, or its chief executive office, if it has more than one place of business, is located at the address specified below; and (v) unless otherwise disclosed to Mortgagee, Grantor is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code of 1986; and there is no Event of Default or event which, with notice or lapse of time would be an Event of Default.

9. **Information Accurate and Complete.** All financial statements and other reports, documents, instruments, information and forms of evidence which have been delivered to Mortgagee or Secured Parties concerning Grantor, or the Property (the financial and other information supplied or to be supplied to Mortgagee or Secured Parties in connection with this Mortgage is herein referred to as the "Financial Information"), are accurate, correct and sufficiently complete in all material respects to provide Mortgagee and Secured Parties true and accurate knowledge of their subject matter, including, without limitation, all material contingent liabilities. Grantor's submission of any Financial Information or other report, record or information pertaining to the condition or operations, financial or otherwise, of Grantor, from time to time, whether or not required under this Mortgage, will be deemed accompanied by a representation by Grantor that the Financial Information or other report, record or information is complete and accurate in all material respects as to the condition or operations of Grantor (and, if applicable, Grantor's Subsidiaries, Affiliates, partners, shareholders, members, or other principals), including, without limitation, all material contingent liabilities and Grantor's business or organizational structure.

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

11. **Maintenance and Preservation of Property.** Grantor shall: (a) immediately discharge any Lien on the Property which Mortgagee has not consented to in writing, and shall also pay when due each obligation secured by or reducible to a Lien which now or hereafter encumbers or appears to encumber all or part of the Property, whether the Lien is or would be senior or subordinate to this Mortgage; (b) not alter, remove or demolish any portion of the Improvements, except as permitted or required by the MCA; (c) maintain (or cause to be maintained) all policies of insurance required under the MCA and pay (or cause payment of) all premiums for that insurance on or prior to the date when due; (d) promptly and completely repair and/or restore any portion of the Property which becomes damaged or destroyed, in a good and workmanlike manner in accordance with sound building practices, whether or not Grantor has received the proceeds of any Insurance Claim; (e) not commit or allow any waste of the Property, nor do or suffer to be done any act whereby the value of any part of the Property may be lessened; (f) not initiate or allow any change in any zoning or other land use classification which affects the Property or any part of it, except as permitted or required by the MCA; (g) if the Land is agricultural, keep the Property in good condition and repair; operate the Property, whether improved pastures, orchards, grazing, timber, or crop lands, in a good and husbandman like manner in accordance with accepted principles of sound agricultural and forestry practices; take all reasonable precautions to control wind and water erosion; fertilize improved pastures, if any, where necessary to maintain a good stand of desirable grasses; protect orchards and timber, if any, by reasonable precautions against loss or damage by fire including the maintenance of appropriate fire breaks; and neither to remove nor permit the removal of any timber, buildings, oil, gas, mineral, stone, rock, clay, fertilizer,

gravel or top soil without the prior written consent of Mortgagee; (h) complete appropriation and all other requirements, if any, necessary to obtain the issuance of any license or water permit issued to Grantor, and take all other steps required or advisable for purposes of perfecting and maintaining in good status all other Water Rights; (i) keep all Permanent Crop Plantings cultivated, irrigated, fertilized, sprayed and fumigated, and shall replace all dead or unproductive trees, vines and other Permanent Crop Plantings with new ones; (j) not bring or keep any article on the Property or cause or allow any condition to exist on it, if that could invalidate or would be prohibited by any insurance coverage required to be maintained by Grantor on the Property or any part of it under this Mortgage; and (k) perform all other acts which from the character or use of the Property may be reasonably necessary to maintain and preserve its value and utility.

12. **Compliance with Applicable Law** Grantor shall not commit or allow any act upon or use of the Property which would violate any Applicable Law, whether now existing or later to be enacted and whether foreseen or unforeseen, or any public or private covenant, condition, restriction or equitable servitude affecting the Property;

13. **Taxes and Assessments**. Grantor shall pay (a) prior to delinquency, all taxes, levies, charges and assessments, including all ditch, canal, reservoir or other water charges, and assessments on appurtenant Water Stock, imposed by Applicable Law or any public or quasi-public authority or utility company which are (or if not paid, may become) a Lien on all or part of the Property or any interest in it, or which may cause any decrease in the value of the Property or any part of it (individually and collectively "Impositions"); (b) any and all intangible taxes and documentary stamp taxes determined at any time to be due on or as a result of the Secured Obligations, this Mortgage or any other Transaction Documents, together with any and all interest and penalties thereon; and (c) taxes, levies, charges and assessments on Mortgagee's or Secured Parties' interest therein or upon this Mortgage or the Secured Obligations (collectively, "Mortgage Taxes"); except that if the amount of Mortgage Taxes exceeds the Maximum Rate, Grantor will not be required to pay any such excess. If after the date of this Mortgage, the State of Idaho passes any law deducting from the value of Land for the purpose of taxation any Lien thereon, or changing in any way the laws for the taxation of Mortgages or debts secured by Mortgage for state or local purposes, or the manner of the collection of any such taxes, so as to affect this Mortgage, then within 180 days after notice by Mortgagee to Grantor, Grantor shall pay all Secured Obligations. Notwithstanding the foregoing provisions of this section, Grantor may, at its expense, contest the validity or application of any Imposition by appropriate legal proceedings promptly initiated and conducted in good faith and with due diligence, provided that Mortgagee is satisfied that neither the Property nor any part thereof or interest therein will be at risk of being sold, forfeited, or lost as a result of such contest, and Grantor has posted a bond equal to 115% of the contested amount or furnished such other security required from time to time by Mortgagee for purposes of payment of the contested amount.

14. **Damages and Insurance and Condemnation Proceeds**. Mortgagee may, at its option, (a) in its own name appear in or prosecute any action or proceeding to enforce any cause of action based on warranty, or for damage, injury or loss to all or part of the Property, and it may make any compromise or settlement of the action or proceeding; (b) participate in any action or proceeding relating to any Condemnation Award; and (c) join Grantor in adjusting any Insurance Claim. All insurance proceeds, Condemnation Awards, and proceeds of any other claim based on warranty, or for damage, injury or loss to the Property which Grantor may receive or be entitled to must be paid to Mortgagee. In each instance, Mortgagee may apply those proceeds first toward reimbursement of all of Mortgagee's costs and expenses of recovering the proceeds or Condemnation Award, including Legal Fees. The balance shall, at Mortgagee's option, be applied to pay or Prepay some or all of the Secured Obligations in such order and proportions as it may choose. GRANTOR HEREBY SPECIFICALLY, UNCONDITIONALLY AND IRREVOCABLY WAIVES ALL RIGHTS OF A PROPERTY OWNER WHICH PROVIDE FOR ALLOCATION OF CONDEMNATION PROCEEDS BETWEEN A PROPERTY OWNER AND A LIENHOLDER, AND ANY OTHER LAW OR SUCCESSOR STATUTE OF SIMILAR IMPORT.

15. **Site Visits, Observation and Testing**. Mortgagee and its agents and representatives may enter and visit the Property at any reasonable time for the purposes of observing it, performing Appraisals, taking and removing soil or groundwater samples, and conducting tests on any part of it, as provided in the MCA, and otherwise to determine Grantor's compliance with this Mortgage.

16. **Defense and Notice of Claims and Actions**. At Grantor's sole expense, Grantor shall protect, preserve and defend the Property and title to and right of possession of the Property, and the security of this Mortgage and the rights and powers of Mortgagee created under it, against all adverse claims. Grantor must give Mortgagee prompt notice in writing if any

claim is asserted which does or could affect any of these matters, or if any action or proceeding is commenced which alleges or relates to any such claim.

17. Prohibited Transfers. Grantor agrees that a material factor in Secured Parties' decision to enter into the Secured Obligation Documents is the expertise, financial status and other characteristics of Grantor or Borrower. Grantor or Borrower shall not make or permit any Prohibited Transfer. Upon any Prohibited Transfer Mortgagee may declare all Secured Obligations to be due and payable immediately. "Prohibited Transfer" means: (a) any sale, contract to sell, conveyance, encumbrance, pledge, mortgage, lease of the Property to or for the benefit of a Person not the original Grantor under this instrument, and not expressly permitted under this instrument or the other Secured Obligation Documents, or other transfer of all or any material part of the Property or any interest in it, including any transfer of Mineral Rights, Water Rights, or Water Stock, whether voluntary, involuntary, by operation of law or otherwise; (b) if Grantor or Borrower is a corporation, any transfer or transfers of shares of the voting power or the direct or indirect beneficial ownership of Grantor; (c) if Grantor or Borrower is a partnership, withdrawal or removal of any general partner, dissolution of the partnership under Applicable Law, or any transfer or transfers of the partnership interests; (d) if Grantor or Borrower is a limited liability company, withdrawal or removal of any managing member, termination of the limited liability company or any transfer or transfers of the voting power or the ownership of the economic interest in the Grantor or Borrower; or (e) if Grantor or Borrower is a trust, withdrawal or removal of any trustee or revocation of the trust.

18. Compensation and Reimbursement of Costs and Expenses. Grantor shall pay (a) fees in the maximum amounts legally permitted, or reasonable fees as may be charged by Mortgagee when the law provides no maximum limit, for any services that Mortgagee may render in connection with this Mortgage, including Mortgagee's providing a statement; (b) all of Mortgagee's costs and expenses which may be incurred in rendering any such services; and (c) all costs, expenses and other advances which may be incurred or made by Mortgagee in any efforts to enforce any terms of this Mortgage or protect the Property, including any rights or remedies afforded to Mortgagee herein, including but not limited to Appraisals, inspections, insurance premiums, and prevention of waste, whether any lawsuit is filed or not, including any bankruptcy or other voluntary or involuntary proceeding, in or out of court, for the Adjustment of debtor-creditor relationships, or in defending any action or proceeding arising under or relating to this Mortgage, including attorneys' fees and other legal costs, costs of any Foreclosure Sale (defined herein) and any cost of evidence of title. If Mortgagee chooses to dispose of Property through more than one Foreclosure Sale, Grantor must pay all costs, expenses or other advances that may be incurred or made by Mortgagee in each of those Foreclosure Sales. GRANTOR SHALL INDEMNIFY MORTGAGEE AND SECURED PARTIES AGAINST AND SHALL HOLD THEM HARMLESS FROM ALL LOSSES, DAMAGES, LIABILITIES, CLAIMS, CAUSES OF ACTION, JUDGMENTS, COURT COSTS, ATTORNEYS' FEES AND OTHER LEGAL EXPENSES, COST OF EVIDENCE OF TITLE, COST OF EVIDENCE OF VALUE, AND OTHER COSTS AND EXPENSES WHICH EITHER MAY SUFFER OR INCUR: (A) IN PERFORMING ANY ACT REQUIRED OR PERMITTED BY THIS MORTGAGE OR ANY OF THE OTHER SECURED OBLIGATION DOCUMENTS OR BY LAW; (B) BECAUSE OF ANY FAILURE OF GRANTOR TO PAY OR PERFORM ANY OF THE SECURED OBLIGATIONS; OR (C) BECAUSE OF ANY ALLEGED OBLIGATION OF OR UNDERTAKING BY MORTGAGEE OR SECURED PARTIES TO PERFORM OR DISCHARGE ANY OF THE REPRESENTATIONS, WARRANTIES, CONDITIONS, COVENANTS OR OTHER OBLIGATIONS IN ANY DOCUMENT RELATING TO THE PROPERTY (OTHER THAN SUCH WARRANTIES, CONDITIONS, COVENANTS OR OTHER OBLIGATIONS IN THE SECURED OBLIGATION DOCUMENTS). THIS AGREEMENT BY GRANTOR TO INDEMNIFY MORTGAGEE AND SECURED PARTIES SURVIVES THE RELEASE AND CANCELLATION OF ANY OR ALL OF THE SECURED OBLIGATIONS AND THE FULL OR PARTIAL RELEASE AND/OR RECONVEYANCE OF THIS MORTGAGE.

19. Payments Due under this Mortgage. Grantor must pay all obligations to pay money arising under this Mortgage immediately upon demand by Mortgagee or Secured Parties. Each such obligation shall bear interest from the date the obligation arises at the Default Rate.

20. Events of Default. The following each shall be an event of default under this Mortgage (an "Event of Default"): (a) an Event of Default under the MCA, including a default termination event or other similar event under any Hedging Agreement which is not cured within any grace or cure period specified therein, if any; (b) a Prohibited Transfer; (c) the Financial Information or any representation in this Mortgage is materially incorrect or materially misleading; (d) the filing of any notice limiting the maximum amount secured by this Mortgage to a sum less than the Maximum Amount Secured as specified herein, or if no such amount is specified, to any amount; (e) for more than ten days after notice from Mortgagee, Grantor is in default under any term, covenant or condition of this Mortgage not previously described in this section, which can be cured by the payment of a

sum of money; or (f) for 30 days after notice from Mortgagee or Secured Parties, Grantor is in default under any term, covenant or condition of this Mortgage not previously described in this section; provided that if (i) it is reasonably certain that the default cannot be cured by Grantor within that 30 day period and (ii) Grantor has commenced curing that default within that 30 day period and thereafter diligently and expeditiously proceeds to cure that default, then that 30 day period shall be extended for so long as reasonably required by Grantor in the exercise of due diligence to cure that default, up to a maximum of 90 days after the notice to Grantor of the Event of Default.

21. Remedies. At any time after an Event of Default, Secured Parties or Mortgagee may (a) declare any or all of the Secured Obligations to be due and payable immediately; (b) cure any breach or default of Grantor; (c) may, to the extent permitted by Applicable Law, make an ex parte application to any court of competent jurisdiction, and obtain appointment of, a receiver, trustee, liquidator or conservator of the Property, without notice, without giving bond, and without regard for the adequacy of the security for the Secured Obligations and without regard for the solvency of Borrower, any Guarantor, or of any Person liable for the payment of the Secured Obligations; (d) in person, by agent or by court-appointed receiver, enter, take possession of, manage and operate all or any part of the Property; (e) exercise any or all of the remedies granted to a secured party under the UCC; (f) bring an action in any court of competent jurisdiction to foreclose this Mortgage or to obtain specific enforcement of any of the Covenants or agreements of this Mortgage; and (g) do any and all other things in connection with those actions that Mortgagee may consider necessary and appropriate to protect the security of this Mortgage. GRANTOR HEREBY IRREVOCABLY CONSTITUTES AND APPOINTS MORTGAGEE AS GRANTOR'S ATTORNEY-IN-FACT TO PERFORM SUCH ACTS AND EXECUTE SUCH DOCUMENTS AS MORTGAGEE CONSIDERS APPROPRIATE IN CONNECTION WITH TAKING THESE MEASURES, INCLUDING ENDORSEMENT OF GRANTOR'S NAME ON ANY INSTRUMENTS. GRANTOR HEREBY WAIVES NOTICE OF THE APPLICATION FOR, AND CONSENTS TO THE APPOINTMENT OF A RECEIVER, TRUSTEE, LIQUIDATOR OR CONSERVATOR OF THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION (WHICH APPOINTMENT OF SUCH POWER OF ATTORNEY IS A POWER COUPLED WITH AN INTEREST); AND AGREES TO NOT OPPOSE SUCH APPOINTMENT. Notwithstanding the foregoing, in no event will Mortgagee or Secured Parties have any obligation to take any of the actions set forth in this Mortgage. Mortgagee shall not be considered to have accepted any property other than cash or immediately available funds in satisfaction of any obligation of Grantor to Mortgagee, unless Mortgagee has given express written notice of its election of that remedy. The proceeds of any receivership shall be applied by the receiver toward the payment of the Secured Obligations or toward the payment of such part of any Judgment thereupon which remains unsatisfied after the sale of the Property. The receiver may make repairs and keep the Property in good condition and repair pending a sale, and pay all taxes and assessments accrued or accruing or redeem from sales therefore, pay all premiums of insurance required under this Mortgage, and pay all other charges as herein provided.

22. Sales of Property. Mortgagee may elect to treat as Personalty any Property which is intangible or which can be severed from the Land or Improvements without causing structural damage. Mortgagee may dispose of any Personalty separately from the sale of real property, in any manner permitted by the UCC or any other Applicable Law. Any proceeds of any such disposition shall not cure any Event of Default or reinstate any Secured Obligation. Mortgagee may choose to dispose of some or all of the Property which consists solely of real property in any manner then permitted by Applicable Law. To the extent permitted by Applicable Law, Mortgagee may also or alternatively choose to dispose of some or all of the Property, in any combination consisting of both real and personal property, together in one sale to be held in accordance with the law and procedures applicable to real property, as permitted by the UCC. Grantor agrees that such a sale of Personalty together with real property constitutes a commercially reasonable sale of the personal property. If the Land is located in more than one county, then to the extent permitted by Applicable Law, a judicial or non-judicial foreclosure sale of the Property may be maintained in any one or more of those counties. If the Property consists of more than one lot, parcel or item of property, Mortgagee may: (i) designate the order in which the lots, parcels and/or items shall be sold or disposed of or offered for sale or disposition; and (ii) elect to dispose of the lots, parcels and/or items through a single consolidated sale or disposition to be held or made in connection with judicial proceedings, or by virtue of a Judgment and decree of foreclosure and sale; or through two or more such sales or dispositions; or in any other manner (including a Non-Judicial Foreclosure Sale) Mortgagee may deem to be in its best interests (any such sale or disposition, a "Foreclosure Sale," any two or more, "Foreclosure Sales"). If it chooses to have more than one Foreclosure Sale, Mortgagee at its option may cause the Foreclosure Sales to be held simultaneously or successively, on the same day, or on such different days and at such different times and in such order as it may deem to be in its best interests. No Foreclosure Sale will terminate or affect the Lien of this Mortgage on any part of the Property which has not been sold, until all of the Secured Obligations have been paid in full. At any Foreclosure Sale, any person, including Grantor, Mortgagee

or Secured Parties, may bid for and acquire the Property or any part of it to the extent permitted by then Applicable Law. Instead of paying cash for that property, Mortgagee or Secured Parties may settle for the purchase price by crediting the sales price of the Property against the Secured Obligations, unless Applicable Law mandates a specific order of application, in which event payments and collections will be applied as mandated by Applicable Law. Any such credit, and all other proceeds of any Foreclosure Sale shall be applied to the Secured Obligations in any order Mortgagee may choose.

23. **Additional Rights.** In addition to the rights and powers given to Mortgagee under this Mortgage, Mortgagee shall have all such other rights both in law and equity for collection of the indebtedness secured hereby as it would have but for this Mortgage.

24. **Guarantor and/or Non-Obligor Provisions.** (a) Guarantor and/or Non-Obligor authorize Mortgagee and Secured Parties to perform any of the following acts at any time, all without notice to Guarantor and/or Non-Obligor and without affecting the rights of Mortgagee or Secured Parties or the obligations of Guarantor and/or Non-Obligor under this Mortgage: (i) alter any terms of the MCA or any part of it, including renewing, compromising, extending or accelerating, or otherwise changing the time for payment of, or increasing or decreasing the rate of interest on, the MCA or any part of it; (ii) take and hold security for the MCA, accept additional or substituted security for the MCA, and subordinate, exchange, enforce, waive, release, compromise, fail to perfect, sell or otherwise dispose of any such security; (iii) apply any security now or later held for the MCA in any order that Mortgagee and Secured Parties may choose, and may direct the order and manner of any sale of all or any part of it and bid at any such sale; (iv) release Obligor/Borrower of its liability for the MCA or any part of it; (v) substitute, add or release any one or more guarantors or endorser of the MCA; and (vi) extend other credit to Obligor/Borrower, and may take and hold security for the credit so extended, whether or not such security also secures the MCA.

(b) Guarantor and/or Non-Obligor waive: (i) any right to require Mortgagee or Secured Parties to proceed against Obligor/Borrower, proceed against or exhaust any security held from Obligor/Borrower, or pursue any other remedy in Mortgagee's and Secured Parties power to pursue; (ii) any defense based on any legal disability of Obligor/Borrower, any discharge or limitation of the liability of Obligor/Borrower to Mortgagee or Secured Parties, whether consensual or arising by operation of law or any bankruptcy, reorganization, receivership, insolvency, or debtor-relief proceeding, or from any other cause, or any claim that the obligations of Guarantor and/or Non-Obligor exceed or are more burdensome than those of Obligor/Borrower; (iii) all presentments, demands for performance, notices of nonperformance, protests, notices of protest, notices of dishonor, notices of acceptance of this Mortgage and of the existence, creation, or incurring of new or additional indebtedness of Obligor/Borrower, and demands and notices of every kind; (iv) any defense based on or arising out of any defense that Obligor/Borrower may have to the payment or performance of the MCA or any part of it; and (v) until the Secured Obligations have been paid and performed in full, all rights of subrogation, reimbursement, indemnification and contribution (contractual, statutory or otherwise), including any claim or right of subrogation under the Bankruptcy Code (Title 11 of the U.S. Code) or any successor statute, all rights to enforce any remedy that Mortgagee or Secured Parties may have against Obligor/Borrower, and all rights to participate in any security now or later to be held by Mortgagee or Secured Parties for the MCA.

(c) Guarantor and/or Non-Obligor waive all rights and defenses that Guarantor and/or Non-Obligor may have because the MCA may be secured by real property other than the Property hereby encumbered. This means, among other things: (i) Mortgagee and Secured Parties may collect from Guarantor and/or Non-Obligor (including enforcing this Mortgage against Guarantor and/or Non-Obligor) without first foreclosing on any real or personal property collateral securing the MCA; and (ii) if Mortgagee forecloses on any real property collateral securing the MCA: (A) the amount of the MCA may be reduced only by the price for which that Collateral is sold at the foreclosure sale, even if the Collateral is worth more than the sale price, and (B) Mortgagee and Secured Parties may collect from Guarantor and/or Non-Obligor (including enforcing this Mortgage against Guarantor and/or Non-Obligor) even if Mortgagee or Secured Parties, by foreclosing on the real property collateral, has destroyed any right Guarantor and/or Non-Obligor may have to collect from Borrower. This is an unconditional and irrevocable waiver of any rights and defenses Guarantor and/or Non-Obligor may have because the MCA may be secured by real property other than the Property.

(d) Guarantor and/or Non-Obligor waive any right or defense it may have at law or equity, to a fair market value hearing or action to determine a deficiency Judgment after a foreclosure of any real property other than the Property hereby encumbered.

(e) Guarantor and/or Non-Obligor are solely responsible for keeping informed of the financial condition and business operations of Borrower and all other circumstances affecting the ability of Borrower to pay and perform Borrower's obligations to Mortgagee and Secured Parties, and agrees that Mortgagee and Secured Parties will have no duty to disclose to Guarantor and/or Non-Obligor any information which Mortgagee or Secured Parties may receive about the financial condition, business operations, or any other circumstances bearing on the ability of Borrower to perform.

(f) No provision or waiver in this Mortgage shall be construed as limiting the generality of any other provision or waiver contained in this Mortgage or the Guaranty.

25. Notices. All notices, approvals, consents, and other communications, under this Mortgage ("Notices") must be given in accordance with and will be subject to the terms and provisions of the MCA. Notices must be mailed or delivered, if to Grantor, to the address adjacent Grantor's signature below; if to Mortgagee or Lender, to 14767 N. Outer 40 Rd., Suite 400, Chesterfield, MO 63017, Attention: Loan Operations; if to Secured Parties other than Lender, c/o Rabobank, 245 Park Avenue, New York, NY 10167, Attention: Customer Service Representative; and in the case of any other Person, to the address designated by that Person in a notice to Grantor, Mortgagee, and Lender.

26. Mortgagee. Without affecting the personal liability of any Person, including Grantor and Obligor/Borrower, for the payment of the Secured Obligations or the Lien of this Mortgage on the remainder of the Property for the unpaid amount of the Secured Obligations, Mortgagee and Secured Parties may from time to time and without notice: (i) release any Person liable for payment of any Secured Obligation; (ii) extend the time for payment, or otherwise alter the terms of payment, of any Secured Obligation; (iii) accept additional real or personal property of any kind as security for any Secured Obligation, whether evidenced by deeds of trust, Mortgages, Security Agreements or any other instruments of security; or (iv) alter, substitute or release any property securing the Secured Obligations.

27. Exculpation of Mortgagee. None of Mortgagee or Secured Parties will be directly or indirectly liable to Grantor or any other Person as a consequence of any of the following: (a) the exercise of or failure to exercise any rights, remedies or powers granted to it in this Mortgage; (b) any failure or refusal to perform or discharge any obligation or liability of Grantor under any agreement related to the Property or under this Mortgage; or (c) any loss sustained by Grantor or any third party resulting from any failure to lease the Property or from any other act or omission in managing the Property after an Event of Default, unless the loss is caused by the willful misconduct and bad faith of Mortgagee or Secured Parties, respectively. GRANTOR HEREBY EXPRESSLY WAIVES AND RELEASES ALL LIABILITY OF THE TYPES DESCRIBED ABOVE, AND AGREES THAT NO SUCH LIABILITY BE ASSERTED AGAINST OR IMPOSED UPON MORTGAGEE OR ANY SECURED PARTY.

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

29. Waiver of Certain Other Laws. To the full extent Grantor may do so, Grantor agrees that Grantor will not at any time insist upon, plead, claim or take the benefit or advantage of any law now or hereafter in force providing for appraisement, valuation, stay, extension or redemption, and Grantor, for Grantor, and its representatives, successors and assigns, and for any and all Persons ever claiming any interest in the Property, to the extent permitted by law, hereby waives and releases all rights of redemption, valuation, appraisement, stay of execution, or notice of election to mature or declare due the whole of the Secured Obligations in the event of foreclosure of the Lien created by this Mortgage.

30. Release. When all Secured Obligations have been paid in full, Lender has no obligation to make additional Loans and the Hedging Agreements have been terminated, Mortgagee shall execute and deliver to Grantor, a release of the Property from the Lien of this Mortgage.

31. Additional Provisions. The Secured Obligation Documents state all of the terms and conditions of the parties' agreement regarding the matters mentioned in or incidental to this Mortgage. The Secured Obligation Documents also grant further rights to Mortgagee and Secured Parties and contain further agreements and affirmative and negative covenants by Grantor which apply to this Mortgage and to the Property.

32. Collateral Agency Agreement. This Mortgage is subject to the terms of the collateral agency agreement between the Secured Parties (the "Collateral Agency Agreement").

33. **Entire Agreement.** This Mortgage and the other Secured Obligation Documents collectively: (i) represent the sum of the understandings and agreements between Mortgagee, Secured Parties and Grantor concerning this credit; (ii) replace any prior oral or written agreements between Mortgagee, Secured Parties and Grantor concerning this credit; and (iii) are intended by Mortgagee, Secured Parties and Grantor as the final, complete and exclusive statement of the terms agreed to by them. In the event of any conflict between this Mortgage and any other agreements required by this Mortgage, this Mortgage will prevail.

34. **Other Acts.** Grantor shall cooperate with Mortgagee for the purposes of, and perform all acts which may be necessary or advisable to perfect any Lien provided for in this Mortgage or to carry out the intent of this agreement. Promptly (but in no event more than ten days) after request by Mortgagee, Grantor will execute, acknowledge and deliver any document which Mortgagee deems necessary or advisable for these purposes, and will, on demand, pay any expenses incurred by Mortgagee in the preparation, execution and filing of any such documents.

35. **No Waiver or Cure.** Each waiver by Mortgagee or Secured Parties must be in writing, and no waiver is to be construed as a continuing waiver. No waiver is to be implied from any delay or failure by Mortgagee or Secured Parties to take action on account of any default of Grantor. Consent by Mortgagee or Secured Parties to any act or omission by Grantor must not be construed as a consent to any other or subsequent act or omission or to waive the requirement for Mortgagee's or Secured Parties' consent to be obtained in any future or other instance. The exercise by Mortgagee or Secured Parties of any right or remedy under this Mortgage or the other Secured Obligation Documents or under Applicable Law, shall not: cure or waive a breach, Event of Default or notice of default under this Mortgage or invalidate any act performed pursuant to any such default or notice; or nullify the effect of any notice of default or sale (unless all Secured Obligations then due have been paid and performed and all other defaults under the Secured Obligation Documents, including any Hedging Agreements, have been cured); or impair the security of this Mortgage; or prejudice Mortgagee, Secured Parties or any receiver appointed in accordance with this Mortgage, in the exercise of any right or remedy afforded any of them under this Mortgage; or be construed as an affirmation by Mortgagee or Secured Parties of any tenancy, lease or option, or a subordination of the Lien of this Mortgage.

36. **Waivers.** Grantor waives all rights, legal and equitable, it may now or hereafter have to require marshaling of assets or to require upon foreclosure sales of assets in a particular order. Grantor waives presentment, demand, protest, notice of protest and notice of dishonor and waives all exemptions as to the Secured Obligations. Each successor and assign of Grantor, including any holder of a Lien subordinate to this Mortgage, by acceptance of its interest or Lien agrees that it shall be bound by the above waiver, as if it had given the waiver itself.

37. **Joint and Several Obligations.** If Grantor consists of more than one Person, each Grantor (a) acknowledges and undertakes, together with the other Grantors, joint and several liability for the indebtedness, liabilities and obligations of Grantor under this Mortgage; (b) acknowledges that this Mortgage is the independent and several obligation of each Grantor and may be enforced against each Grantor separately, whether or not enforcement of any right or remedy hereunder has been sought against any other Grantor; and (c) agrees that its liability hereunder and under any other Secured Obligation Document shall be absolute, unconditional, continuing and irrevocable. GRANTOR EXPRESSLY WAIVES ANY REQUIREMENT THAT MORTGAGEE OR SECURED PARTIES EXHAUST ANY RIGHT, POWER OR REMEDY AND PROCEED AGAINST THE OTHER GRANTORS UNDER THIS MORTGAGE, OR ANY OTHER SECURED OBLIGATION DOCUMENTS, OR AGAINST ANY OTHER PERSON UNDER ANY GUARANTY OF, OR SECURITY FOR, ANY OF THE SECURED OBLIGATIONS.

38. **Binding Effect: Successors and Assigns.** The Secured Obligation Documents shall inure to the benefit of and shall be binding upon the parties and their respective successors and assigns; provided that Grantor shall not assign its rights or obligations hereunder without Secured Parties' consent. Mortgagee and Secured Parties may transfer all or any portion of its rights under the Secured Obligation Documents to any other Person. Mortgagee and Secured Parties may disclose to any actual or proposed transferee any information that Grantor has delivered to Mortgagee and Secured Parties in connection with the negotiation of this Mortgage or pursuant to the Secured Obligation Documents; and Grantor shall cooperate fully with Mortgagee and Secured Parties in providing that information to any actual or proposed transferee.

39. **Governing Law.** This Mortgage shall be governed exclusively by the Applicable Laws of the State of Idaho (the "Governing Law State") without regard or reference to its conflict of laws principles. Grantor understands that the laws of the

Governing Law State may differ from the laws of the state where Grantor resides or otherwise is located or where the Property is located. However, Grantor understands, agrees and acknowledges that (a) this Mortgage and the Secured Obligation Documents have significant and substantial contacts with the Governing Law State, (b) it is convenient to Grantor and Lender to select the law of the Governing Law State to govern this Mortgage and the transactions evidenced hereby, (c) the transactions evidenced by the MCA and this Mortgage bear a reasonable connection to the laws of the Governing Law State, (d) the choice of the internal laws of the Governing Law State was made for good and valid reasons, and (e) the choice of the Governing Law State constitutes good and valuable consideration for Secured Parties to enter into the Secured Obligation Documents and Secured Parties have entered into the Secured Obligation Documents in reliance on this choice.

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

41. Miscellaneous. This Mortgage may be executed in counterparts, each of which will be an original and all of which together are deemed one and the same instrument. If Grantor is comprised of multiple Persons, any Person comprising Grantor is hereby authorized to bind all parties comprising Grantor. Mortgagee or Secured Parties may, at any time and without notice, waive any prior requirement that requests, authorizations, or other actions be taken only by a Designated Person. Time is of the essence of this Mortgage. Each Party has participated in negotiating and drafting this Mortgage, so if an ambiguity or a question of intent or interpretation arises, this Mortgage is to be construed as if the parties had drafted it jointly, as opposed to being construed against a Party because it was responsible for drafting one or more provisions of this Mortgage. Mortgagee or Secured Parties are authorized to execute any other documents or take any other actions necessary to effectuate this Mortgage and security agreement and the consummation of the transactions contemplated herein including but not limited to taking any action deemed by Mortgagee or Secured Parties to be necessary or desirable to establish, perfect, protect or enforce the Mortgagee or Secured Parties' interest in the Property. This Mortgage may not be amended, changed, modified, altered or terminated without the prior written consent of Mortgagee and Secured Parties. Any provision of any Secured Obligation Document which is prohibited or unenforceable in any jurisdiction shall, as to that jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions of that Secured Obligation Document or affecting the validity or enforceability of that provision in any other jurisdiction; except that if such provision relates to the payment of any monetary sum, then Mortgagee or Secured Parties may, at its option, declare all Secured Obligations immediately due and payable. No merger shall occur as a result of Mortgagee's or Secured Parties' acquiring any other estate in or any other Lien on the Property. All rights and remedies under this Mortgage and the Secured Obligation Documents are cumulative, and the exercise of any one or more of them does not constitute an election of remedies.

42. INDEMNIFICATION. GRANTOR SHALL DEFEND, INDEMNIFY AND HOLD MORTGAGEE AND SECURED PARTIES AND THEIR OFFICERS, DIRECTORS, EMPLOYEES, PARTNERS, AGENTS AND ATTORNEYS (THE "INDEMNIFIED PERSONS") HARMLESS AGAINST ANY AND ALL LOSSES OF ANY KIND OR NATURE WHATSOEVER THAT MAY BE IMPOSED ON, INCURRED BY, OR ASSERTED AGAINST THE INDEMNIFIED PERSONS (A) ARISING OUT OF OR RESULTING FROM THE VIOLATION OF ANY ENVIRONMENTAL LAW; OR (B) ARISING OUT OF CLAIMS ASSERTED AGAINST THE INDEMNIFIED PERSONS AS A RESULT OF MORTGAGEE OR SECURED PARTIES BEING PARTY TO THIS MORTGAGE OR THE TRANSACTIONS CONSUMMATED PURSUANT TO THIS MORTGAGE; except that Grantor shall have no obligation to an Indemnified Person under this section with respect to Losses resulting from the gross negligence or willful misconduct of that Indemnified Person as determined by a court of competent jurisdiction. If and to the extent that an Indemnity is unenforceable for any reason, Grantor shall be obligated to make the maximum contribution to the payment and satisfaction thereof which is permissible under Applicable Law. THE PROVISIONS OF ALL INDEMNITIES SHALL SURVIVE THE TERMINATION OF THIS MORTGAGE.

43. WAIVER OF TRIAL BY JURY. GRANTOR AND, BY ACCEPTANCE HEREOF, MORTGAGEE (A) COVENANT AND AGREE NOT TO ELECT A TRIAL BY JURY IN ANY ACTION OR PROCEEDING FOR THE RESOLUTION OF ANY CONTROVERSY OR CLAIM THAT ARISES OUT OF OR RELATES TO: (I) THIS MORTGAGE; OR (II) ANY SECURED OBLIGATION DOCUMENT, WHETHER ARISING IN CONTRACT, TORT OR BY STATUTE (INDIVIDUALLY AND

COLLECTIVELY, A "CONTROVERSY OR CLAIM"); AND, (B) TO THE EXTENT PERMITTED BY APPLICABLE LAW, WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY CONTROVERSY OR CLAIM TO THE EXTENT SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THE PROVISIONS OF THIS SECTION ARE GIVEN KNOWINGLY AND VOLUNTARILY, AND ARE A MATERIAL INDUCEMENT FOR THE PARTIES ENTERING INTO THE SECURED OBLIGATION DOCUMENTS.

44. Future Advances. Future advances, together with interest thereon, are secured by this mortgage in accordance with Idaho Code Section 45-106 as amended.

Grantor is signing this Mortgage effective as of the day and year first written above.

GRANTOR

Address for Notices:
4998 Hogg Rd
Homedale, ID 83628

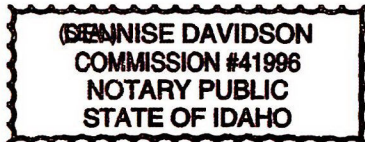
NEDEREND FARMS, LLLP, an Idaho limited liability limited partnership

By: 
HANS NICHOLAS NEDEREND
General Partner

By: 
JANEKE MARIE NEDEREND
General Partner

STATE OF IDAHO)
COUNTY OF Canyon) SS

On this 14 day of July, in the year of 2021, before me, Dennise Davidson, a Notary Public, personally appeared HANS NICHOLAS NEDEREND, known or identified to me (or proved to me on the oath of Photo Identification), to be the General Partner of NEDEREND FARMS, LLLP, an Idaho limited liability limited partnership, the limited liability limited partnership that executed the above instrument or the person who executed the instrument on behalf of said limited liability limited partnership and acknowledged to me that such limited liability limited partnership executed the same.

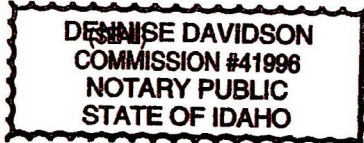


My Commission Expires:
4-20-2022

Dennise Davidson
Notary Public
Printed Name: DENNISE DAVIDSON
RESIDING IN MERIDIAN, IDAHO
MY COMMISSION EXPIRES ON 4/20/2022

STATE OF IDAHO)
COUNTY OF Canyon) SS

On this 14 day of July, in the year of 2021, before me, Dennise Davidson, a Notary Public, personally appeared JANENE MARIE NEDEREND, known or identified to me (or proved to me on the oath of Photo Identification), to be the General Partner of NEDEREND FARMS, LLLP, an Idaho limited liability limited partnership, the limited liability limited partnership that executed the above instrument or the person who executed the instrument on behalf of said limited liability limited partnership and acknowledged to me that such limited liability limited partnership executed the same.



My Commission Expires:
4-20-2022

Dennise Davidson
Notary Public
Printed Name: DENNISE DAVIDSON
RESIDING IN MERIDIAN, IDAHO
MY COMMISSION EXPIRES ON 4/20/2022

EXHIBIT A

**Nederend Farms MCA 2021
MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT**

Legal Description of Real Estate

Owyhee County, Idaho

PROPERTY I:

TRACT A:

Parcel 1:

**In Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho
Section 4: The North Half of Government Lots 1 and 2**

EXCEPTING THEREFROM the following two tracts:

Tracts i:

A portion of Government Lot 1, Section 4, Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, described as follows:

**Beginning at the Northeast corner of said Government Lot 1; thence
West along the North boundary of said Government Lot 1 a distance of 159 feet; thence
South perpendicular to the North line of said Government Lot 1 a distance of 150 feet; thence
East parallel with the North line of said Government Lot 1 a distance of 159 feet to a point on the East
boundary of said Government Lot 1; thence
North along the East boundary of said Government Lot 1 a distance of 150 feet to the POINT OF
BEGINNING.**

Tract ii:

This parcel is a portion of Government Lot 1 of Section 4, Township 2 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

**COMMENCING at the northeast corner of said Government Lot 1, a found 5/8 diameter rebar; thence
North 89° 47'18" West along the north boundary of said Government Lot 1 a distance of 159.00 feet to a
1/2 x 24 inch rebar set with a plastic cap stamped L.S. 3627, said point being the TRUE POINT OF
BEGINNING; thence
South 00° 12'42" West perpendicular to the north boundary of said Government Lot 1 a distance of
150.00 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped L.S. 3627; thence
North 89° 47'18" West parallel with said north boundary a distance of 340.00 feet to a 1/2x 24 inch rebar
set with a plastic cap stamped L.S. 3627; thence
North 00° 12'42" East perpendicular to said north boundary a distance of 150.00 feet to a point on the
north boundary of said Government Lot 1, a 1/2 x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence
South 89° 47'18" East along said north boundary a distance of 340.00 feet to the TRUE POINT OF
BEGINNING.**

Parcel 2:

**In Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho
Section 4: The South Half of Government Lots 1 and 2**

Parcel 3:

In Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho
Section 4: Southwest Quarter of the Northeast Quarter, Northwest Quarter of the Southeast Quarter

Parcel 4:

In Township 2 North, Range 5 West, B.M., Owyhee County, Idaho
Section 4: North Half of the Southwest Quarter, South Half of the Northwest Quarter, LESS the following described parcel: BEGINNING at the Northwest corner of SW1/4 NW1/4; thence South 283 feet to a point; thence East 343 feet to a point; thence North 283 feet to a point on the North line of the SW1/4 NW1/4; thence West a distance of 343 feet to the POINT OF BEGINNING.

PARCEL 5:

In Township 2 North, Range 5 West, B.M., Owyhee County, Idaho
Section 4: Southwest Quarter of the Southeast Quarter, Southeast Quarter of the Southwest Quarter
Section 9: Southeast Quarter of the Northeast Quarter, West Half of the East Half, West Half
Section 16: West Half of the Northeast Quarter, East Half of the Northwest Quarter

PARCEL 6:

This parcel is a portion of the Northeast Quarter of the Southeast Quarter of Section 8, Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, and is more particularly described as follows:

COMMENCING at the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 0° 10' 13" East along the East boundary of said Northeast Quarter of the Southeast Quarter a distance of 550.61 feet to the TRUE POINT OF BEGINNING; thence North 89° 49' 47" West at right angles a distance of 242.70 feet; thence North 24° 53' 24" East 62.28 feet; thence North 65° 06' 36" West a distance of 8.00 feet; thence North 24° 53' 24" East a distance of 20.00 feet; thence South 65° 06' 36" East a distance of 8.00 feet; thence North 24° 53' 24" East a distance of 175.00 feet; thence North 86° 55' 34" East a distance of 135.33 feet to a point on said East boundary; thence South 0° 10' 13" West along said East boundary a distance of 241.36 feet to the TRUE POINT OF BEGINNING.

TRACT B:

Parcel 1:

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho.

Section 7: Southeast Quarter of the Southeast Quarter, Government Lot 4, Southwest Quarter of the Southeast Quarter, Southeast Quarter of the Southwest Quarter, EXCEPTING THEREFROM a strip of land 10 feet wide beginning at a point 5 feet South of the center of the Southwest Quarter of Section 7, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, running thence West 151 feet; thence South 57° 37' West 400 feet to the A-10-A Siphon of the Gem Irrigation District, the same being a right-of-way for a ditch.

Section 8: Southwest Quarter of the Southwest Quarter

Section 18: That portion of Government Lot 1 lying North of Pioneer Road.

Parcel 2:

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho.

Section 18: That portion of the Northeast Quarter of the Northwest Quarter lying in the North of Pioneer Road.

TRACT C:

Parcel A:

A parcel of land being the South One Half of the Northeast Quarter and a portion of the North One Half of the Southeast Quarter of Section 32, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho and more particularly described as follows:

Beginning at an Iron pin marking the North One Sixteenth corner on the Easterly boundary of said Section 32, said point being the TRUE POINT OF BEGINNING; thence
South 00°34'22" West for a distance of 1323.17 feet to the Quarter corner on the Easterly boundary;
thence
South 00°33'31" West for a distance of 6.83 feet to a point, said point having an iron pin located South
89°53'59" West at a distance of 33.84 feet from the point; thence
South 89°53'59" West for a distance of 1144.85 feet to an iron pin; thence
South 07°53'43" West for a distance of 17.73 feet to an iron pin; thence
South 75°26'13" East for a distance of 1182.18 feet to a point, said point having an iron pin located North
75°26'13" West at a distance of 36.89 feet from the point; thence
South 00°33'31" West for a distance of 999.48 feet to an iron pin marking the South Sixteenth corner on
the Easterly boundary of said Section 32; thence
North 89°15'01" West for a distance of 2626.34 feet to an iron pin marking the Center South Sixteenth
corner of said Section 32; thence
North 00°36'29" East for a distance of 1325.02 feet to an iron pin marking the Center Quarter corner of
said Section 32; thence
North 00°38'13" East for a distance of 1324.49 feet to an iron pin marking the North Sixteenth corner on
the centerline of Section 32; thence
South 89°10'49" East for a distance of 2623.72 feet to the TRUE POINT OF BEGINNING.

Parcel B:

Tract I:

A part of the Southwest Quarter of the Northwest Quarter of Section 33, Township 3 North, Range 4 West, Owyhee County, Idaho, described to-wit:

COMMENCING at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho; thence

South 633.3 feet along the West line of the said Southwest Quarter of the Northwest Quarter to the INITIAL POINT; thence continuing
South 690 feet along the said West line to the Southwest corner of the said Southwest Quarter of the Northwest Quarter; thence
South 89° 46' East, 652 feet along the South line of the said Southwest Quarter of the Northwest Quarter to the center line of a drain ditch; thence
North 33° 08' West, 827 feet along the center line of the said drain ditch; thence
West 200 feet at right angles to the aforesaid West line to the INITIAL POINT.

Tract II:

The West Half of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Owyhee County, Idaho, lying South and West of a drain ditch, LESS a parcel of land in the Southwest Quarter of the Southwest Quarter of said Section 33, Township 3 North, Range 4 West, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho; thence
West along the South line of Section 33 a distance of 327 feet; thence
North 173 feet, at right angles to the said South line; thence
East 327 feet, parallel with said South line, to a point in the East line of said East Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33;
South 173 feet, at right angles to said South line, and along said East line to the INITIAL POINT.

Parcel C:

Tract 1:

A parcel of land being a portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

BEGINNING at a found 5/8 diameter iron pin stamped "Skinner LS 3627" marking the southwest corner of said Southwest Quarter of the Southeast Quarter, (South 1/4 corner) said corner bears South 89°10'05" East, a distance of 2631.67 feet from a found illegible 5/8 inch diameter iron pin marking the section corner common to sections 34 and 35 of Township 3 North, Range 5 West, and sections 2 and 3 of Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho; thence along the west boundary of said Southwest Quarter of the Southeast Quarter
North 00°30'05" East, a distance of 1320.25 feet to a found 5/8 inch diameter iron pin with aluminum cap stamped "Timberline PLS 12458 CS 1/16 2012" marking the northwest corner of said Southwest Quarter of the Southeast Quarter, (center South 1/16 corner); thence along the north boundary of said Southwest Quarter of the Southeast Quarter,
South 89°00'45" East, a distance of 1312.51 feet to a found 5/8 inch diameter iron pin stamped "REB PLS 12458" marking the northeast corner of said Southwest Quarter of the Southeast Quarter, (south east 1/16 corner); thence along the east boundary of said Southwest Quarter of the Southeast Quarter,

South 00°26'33" West, a distance of 1321.29 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the southeast corner of said Southwest Quarter of the Southeast Quarter, (east 1/16 corner common to sections 35 and 2); thence along the south boundary of said Southwest Quarter of the Southeast Quarter,

North 88°58'05" West, a distance of 306.91 feet to a set PK nail and washer, said nail bears South 00°36'51" West, a distance of 28.00 feet from a set 1/2 inch diameter iron pin witness corner stamped "CLS PLS 7732"; thence leaving the south boundary of said Southwest Quarter of the Southeast Quarter, North 00°36'51" East, a distance of 375.01 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732"; thence parallel with the south boundary of said Southwest Quarter of the Southeast Quarter, North 88°58'05" West, a distance of 136.00 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732"; thence

South 00°36'51" West, a distance of 375.01 feet to a set PK nail and washer marking a point on the south boundary of said Southwest Quarter of the Southeast Quarter, said nail bears South 00°36'51" West, a distance of 28.00 feet from a set 1/2 inch diameter iron pin witness corner stamped "CLS PLS 7732"; thence along the south boundary of said Southwest Quarter of the Southeast Quarter, North 88°58'05" West, a distance of 870.96 feet to the POINT OF BEGINNING.

TOGETHER WITH a 6.00 foot wide strip of land for the purpose of an irrigation pipe easement located in a portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at a found 5/8 inch diameter iron pin stamped "Skinner LS 3627" marking the Southwest corner of said Southwest Quarter of the Southeast Quarter, (South quarter corner) said corner bears South 89°10'05" East, a distance of 2631.67 feet from a found illegible 5/8 inch diameter iron pin marking the section corner common to sections 34 and 35 of Township 3 North, Range 5 West, and sections 2 and 3 of Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho; thence along the south boundary of said Southwest Quarter of the Southeast Quarter, South 88°58'05" East, a distance of 870.96 feet to a set PK nail and washer, said point bears South 00°36'51" West, a distance of 28.00 feet from a set 1/2 inch diameter iron pin witness corner stamped "CLS PLS 7732"; thence leaving the south boundary of said Southwest Quarter of the Southeast Quarter, North 00°36'51" East, a distance of 25.00 feet to the POINT OF BEGINNING of said easement; thence continuing

North 00°36'51" East, a distance of 350.01 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732"; thence parallel with the south boundary of said Southwest Quarter of the Southeast Quarter, South 88°58'05" East, a distance of 6.00 feet to a point; thence South 00°36'51" West, a distance of 350.01 feet to a point lying 25.00 feet north of the south boundary of said Southwest Quarter of the Southeast Quarter; thence parallel with the south boundary of said Southwest Quarter of the Southeast Quarter, North 88°58'05" West, a distance of 6.00 feet to the POINT OF BEGINNING.

Tract 2:

A parcel of land being a portion of the Southwest Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin stamped "Skinner LS 3627" marking the Southwest corner of said Southwest Quarter of the Southeast Quarter, (South quarter corner) said corner bears South 89°10'05" East, a distance of 2631.67 feet from a found illegible 5/8 inch diameter iron pin marking the section corner common to sections 34 and 35 of Township 3 North, Range 5 West, and sections 2 and 3 of Township 2 North, Range 5 West, Boise Meridian, Owyhee County, Idaho; thence along the south boundary of said Southwest Quarter of the Southeast Quarter, South 88°58'05" East, a distance of 870.96 feet to a set PK nail and washer marking the POINT OF BEGINNING, said point bears South 00°36'51" West, a distance of 28.00 feet from a set 1/2 inch diameter iron pin witness corner stamped "CLS PLS 7732"; thence leaving the south boundary of said Southwest Quarter of the Southeast Quarter, North 00°36'51" East, a distance of 375.01 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732"; thence parallel with the south boundary of said Southwest Quarter of the Southeast Quarter, South 88°58'05" East, a distance of 136.00 feet to a set 1/2 inch diameter iron pin stamped "CLS PLS 7732"; thence South 00°36'51" West, a distance of 375.01 feet to a set PK nail and washer marking a point on the south boundary of said Southwest Quarter of the Southeast Quarter, said nail bears South 00°36'51" West, a distance of 28.00 feet from a set 1/2 inch diameter iron pin witness corner stamped "CLS PLS 7732"; thence along the south boundary of said Southwest Quarter of the Southeast Quarter, North 88°58'05" West, a distance of 136.00 feet to the POINT OF BEGINNING.

Parcel D:

TRACT I:

A parcel of land located in the West Half of Section 36, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The West line of the Northwest Quarter of Section 36, Township 3 North, Range 5 West, Boise Meridian, derived from found monuments and taken as North 00°22'30" West with the distance between monuments found to be 2645.92 feet.

BEGINNING at the North Quarter corner of Section 36, Township 3 North, Range 5 West, Boise Meridian, from which Northwest corner of said Section 36 bears North 89°54'04" West a distance of 2622.93 feet; thence along the center section line of said Section 36, South 00°21'12" East a distance of 2,643.20 feet to the Center quarter corner of said Section 36; thence continue southerly along said center section line, South 00°21'12" East a distance of 514.95 feet to the centerline of a drain ditch; thence along said centerline, North 69°24'31" West a distance of 557.27 feet; thence continuing along said centerline, North 61°55'31" West a distance of 496.69 feet; thence leaving said centerline, North 00°17'01" East a distance of 1,413.60 feet; thence North 17°26'08" East a distance of 102.51 feet; thence North 33°14'38" East a distance of 408.75 feet; thence North 33°20'36" West a distance of 528.64 feet; thence

Along a curve to the left having a radius of 160.00 feet and a central angle of $13^{\circ}29'36''$ an arc length of 37.68 feet, with a chord bearing of North $40^{\circ}05'24''$ West a distance of 37.59 feet; thence North $46^{\circ}50'12''$ West a distance of 80.64 feet; thence
Along a curve to the right having a radius of 52.00 feet and a central angle of $49^{\circ}39'03''$, an arc length of 45.06 feet, with a chord bearing of North $20^{\circ}05'57''$ West a distance of 43.66 feet; thence North $04^{\circ}43'35''$ East a distance of 311.40 feet to the North line of the Northwest Quarter of said Section 36; thence along said North line,
South $89^{\circ}54'04''$ East a distance of 1,041.59 feet to the POINT OF BEGINNING.

TOGETHER WITH AND RESERVING THEREFROM the following described easement:
A 20 feet wide access easement located in the West Half of Section 36, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, being further described as follows:

BASIS OF BEARINGS:

The West line of the Northwest Quarter of Section 36, Township 3 North, Range 5 West, Boise Meridian, derived from found monuments and taken as North $00^{\circ}22'30''$ West with the distance between monuments found to be 2645.92 feet.

BEGINNING at a point on the North line of the Northwest Quarter of Section 36, Township 3 North, Range 5 West, Boise Meridian, from which the Northwest corner of said Section 36 bears North $89^{\circ}54'04''$ West a distance of 1571.30 feet; thence along said North line,
South $89^{\circ}54'04''$ East a distance of 20.07 feet; thence leaving said North line,
South $04^{\circ}43'35''$ West a distance of 312.21 feet; thence
Along a curve to the left having a radius of 42.00 feet and a central angle of $49^{\circ}26'07''$, an arc length of 36.24 feet, with a chord bearing of South $19^{\circ}59'29''$ East a distance of 35.12 feet; thence
South $46^{\circ}50'12''$ East a distance of 80.46 feet; thence
Along a curve to the right having a radius of 170.00 feet and a central angle of $13^{\circ}29'36''$, an arc length of 40.04 feet, with a chord bearing of South $40^{\circ}05'24''$ East a distance of 39.94 feet; thence
South $33^{\circ}20'36''$ East a distance of 535.20 feet; thence
South $33^{\circ}14'38''$ West a distance of 413.93 feet; thence
South $17^{\circ}26'08''$ West a distance of 99.62 feet; thence
South $00^{\circ}17'01''$ West a distance of 1,332.95 feet; thence
South $66^{\circ}40'24''$ East a distance of 45.82 feet; thence
South $27^{\circ}46'15''$ West a distance of 78.47 feet; thence
North $61^{\circ}55'31''$ West a distance of 18.01 feet; thence
North $43^{\circ}30'44''$ West a distance of 121.48 feet; thence
North $52^{\circ}42'41''$ East a distance of 93.44 feet; thence
North $00^{\circ}17'01''$ East a distance of 1,270.46 feet; thence
North $17^{\circ}26'08''$ East a distance of 105.41 feet; thence
North $33^{\circ}14'38''$ East a distance of 393.57 feet; thence
North $00^{\circ}02'59''$ West a distance of 16.72 feet; thence
North $33^{\circ}20'36''$ West a distance of 512.07 feet; thence
Along a curve to the left having a radius of 150.00 feet and a central angle of $13^{\circ}29'36''$, an arc length of 35.33 feet, with a chord bearing of North $40^{\circ}05'24''$ West a distance of 35.24 feet; thence

North 46°50'12" West a distance of 79.92 feet; thence
Along a curve to the right having a radius of 62.00 feet and a central angle of 51°33'47", an arc length of
55.80 feet, with a chord bearing North 21°03'19" West a distance of 53.93 feet; thence
North 04°43'35 East a distance of 310.56 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH an easement for water commencing at the South 1/16 corner of the Northwest
Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 5 West, Boise Meridian,
Owyhee County, Idaho; thence running North 00°15'45" West a distance of 500.00 feet; thence North
82°55'31" East a distance of 1,440.66 feet; thence North 70°11'53" East a distance of 243.79 feet to the
POINT OF BEGINNING; thence North 00°17'01" East a distance of 474.07 feet, being the POINT OF
ENDING.

TRACT II:

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 35, Township 3
North, Range 5 West, Boise Meridian, Owyhee County, Idaho, being further described as follows:

BASIS OF BEARINGS:

The West line of the Northwest Quarter of the Southeast Quarter of Section 35, Township 3 North, Range
5 West, Boise Meridian, derived from found monuments and taken as North 00°17'14" West with the
distance between monuments found to be 1320.25 feet.

BEGINNING at the Center Quarter corner of Section 35, Township 3 North, Range 5 West, Boise
Meridian; thence along the North line of the Northwest Quarter of the Southeast Quarter of said Section
35,
South 89°47'08" East a distance of 936.67 feet to the Westerly right-of-way of Highway 95 as shown on
Federal Aid Project Number F-3111(19); thence along said right-of-way
South 54°49'58" East a distance of 458.39 feet to the East line of said Northwest Quarter of the Northeast
Quarter; thence along said East line,
South 00°25'10" East a distance of 1,057.28 feet to the Southeast 1/16 corner of said Section 35; thence
along the South line of said Northwest Quarter of the Southeast Quarter,
North 89°48'05" West a distance of 1,312.52 feet to the Center South 1/16 corner of said Section 35;
thence along the West line of said Northwest Quarter of the Southeast Quarter,
North 00°17'14" West a distance of 1,320.25 feet to the POINT OF BEGINNING.

Parcel E:

A parcel of land located in the Northeast Quarter of Section 35, Township 3 North, Range 5 West, Boise
Meridian, Owyhee County, Idaho, being further described as follows:

BASIS OF BEARINGS: The East line of the Northeast Quarter of Section 35, Township 3 North, Range
5 West, Boise Meridian, derived from found monuments and taken as North 00°22'30" West with the
distance between monuments found to be 2645.92 feet.

COMMENCING at the East Quarter corner of Section 35, Township 3 North, Range 5 West, Boise Meridian; thence along the North line of the Northeast Quarter of the Southeast Quarter of said Section 35,
North 89°48'00" West a distance of 1319.38 feet to the Center East 1/16 corner of said Section 35; thence along the North line of the Northwest Quarter of the Southeast Quarter of said Section 35,
North 89°47'08" West a distance of 1309.47 feet to the Center Quarter corner of said Section 35 also being the POINT OF BEGINNING; thence along the West line of the Northeast Quarter said Section 35,
North 00°19'41" West a distance of 659.10 feet to the Westerly right-of-way of Highway 95 as shown on Federal Aid Project Number F-3111(19); thence along said right-of-way,
South 54°49'58" East a distance of 1,150.42 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 35; thence along said North line,
North 89°47'08" West a distance of 936.67 feet to the POINT OF BEGINNING.

PROPERTY II:

TRACT I:

This parcel is a portion of the Southwest Quarter of Section 22 in Township 3 North, Range 5 West, of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of Section 22 (SW Section corner, Section 22), a found 5/8 inch diameter rebar; thence
South 89°57'29" East along the South boundary of the Southwest Quarter a distance of 33.00 feet to the TRUE POINT OF BEGINNING, a point on the East right of way of U.S. Highway 95, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 00°50'36" West, parallel with the West boundary of the Southwest Quarter and along said right of way, a distance of 2204.31 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 84°13'22" East a distance of 254.53 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 58°06'16" East a distance of 31.89 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 11°47'57" East a distance of 107.04 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 65°13'03" East a distance of 324.36 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 36°41'22" East a distance of 121.58 feet to a point on the centerline of B Line Canal witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 36°41'22" West a distance of 23.53 feet; thence traversing said centerline as follows:
South 89°13'36" East a distance of 142.77 feet;
Southeasterly a distance of 185.52 feet along the arc of a curve to the right having a radius of 286.20 feet and a central angle of 37°08'22" and a long chord which bears South 70°39'25" East a distance of 182.29 feet;
South 52°05'14" East a distance of 127.44 feet;
South 46°00'55" East a distance of 54.76 feet;

South 52°11'47" East a distance of 125.81 feet;
 South 75°45'00" East a distance of 82.94 feet;
 South 64°52'59" East a distance of 79.16 feet;
 South 55°41'41" East a distance of 225.95 feet;
 South 46°51'55" East a distance of 307.14 feet;
 Southwesterly a distance of 269.08 feet along the arc of a curve to the right having a radius of 149.98 feet and a central angle of 102°47'47" and a long chord which bears South 4°31'59" West a distance of 234.42 feet;
 South 55°55'52" West a distance of 50.72 feet;
 Southwesterly a distance of 109.25 feet along the arc of a curve to the left having a radius of 82.03 feet and a central angle of 76°18'20" and a long chord which bears South 17°46'42" West a distance of 101.35 feet;
 South 20°22'28" East tangent to said curve, a distance of 89.34 feet;
 Southwesterly a distance of 101.75 feet along the arc of a curve to the right having a radius of 85.49 feet and a central angle of 68°11'37" and a long chord which bears South 13°43'20" West a distance of 95.85 feet;
 South 47°49'08" West a distance of 146.04 feet;
 Southwesterly a distance of 126.34 feet along the arc of a curve to the left having a radius of 116.63 feet and a central angle of 62°03'59" and a long chord which bears South 16°47'09" West a distance of 120.26 feet;
 South 14°14'51" East tangent to said curve, a distance of 177.38 feet;
 Southeasterly a distance of 248.11 feet along the arc of a curve to the left having a radius of 589.64 feet and a central angle of 24°06'31" and a long chord which bears South 26°18'06" East a distance of 246.28 feet;
 South 37°40'22" East a distance of 189.66 feet;
 Southeasterly 156.04 feet along the arc of a curve to the right having a radius of 205.20 feet and a central angle of 43°34'11" and a long chord which bears South 16°10'41" East a distance of 152.31 feet;
 South 5°27'33" West a distance of 285.67 feet;
 Southwesterly 79.81 feet along the arc of a curve to the right having a radius of 237.20 feet and a central angle of 19°16'37" and a long chord which bears South 16°11'33" West a distance of 79.43 feet;
 South 24°14'13" West a distance of 97.90 feet to a point on the South boundary of the Southwest Quarter witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°57'29" West a distance of 9.94 feet; thence leaving said centerline bearing North 89°57'29" West along said South boundary a distance of 1749.37 feet to the TRUE POINT OF BEGINNING.

TRACT II:

This parcel is a portion of the West Half of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 21 in Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

BEGINNING at the Northwest corner of the West Half of the Northeast Quarter (North Quarter corner, Section 21), a found aluminum cap monument; thence

North 89°44'17" East along the North boundary of the West Half of the Northeast Quarter a distance of 315.46 feet to a found 1/2 inch diameter rebar; thence
 South 55°12'45" East a distance of 184.74 feet to a found 1/2 inch diameter rebar; thence
 Southeasterly 1183.23 feet along the arc of a curve to the right having a radius of 1287.00 feet and a central angle of 52°40'34" and a long chord which bears South 44°10'11" East a distance of 1142.00 feet to a found 1/2 inch diameter; thence
 South 54°19'24" East a distance of 47.03 feet to a point on the East boundary of the West Half of the Northeast Quarter, a found 1/2 inch diameter rebar; thence
 South 00°44'11" East along said East boundary a distance of 363.22 feet to the Northwest corner of the Southeast Quarter of the Northeast Quarter, a found 5/8 diameter rebar; thence
 North 89°44'35" East along the North boundary of the Southeast Quarter of the Northeast Quarter a distance of 36.97 feet to a point on the centerline of the B Line Canal; thence traversing said centerline as follows:
 Southeasterly 29.17 feet along the arc of a curve to the left having a radius of 47.00 feet and a central angle of 35°33'58" and a long chord which bears South 55°18'49" East a distance of 28.71 feet;
 South 73°05'48" East a distance of 58.26 feet;
 South 30°41'42" East a distance of 16.85 feet;
 South 20°40'09" East a distance of 62.85 feet;
 South 7°28'06" East a distance of 32.31 feet;
 South 13°15'11" West a distance of 125.86 feet;
 Southeasterly 241.49 feet along the arc of a curve to the left having a radius of 274.00 feet and a central angle of 50°29'51" and a long chord which bears South 10°29'02" East a distance of 233.75 feet;
 South 35°43'58" East a distance of 176.62 feet to a point witnessed by a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 67°51'16" West a distance of 29.23 feet; thence leaving said centerline bearing
 South 67°51'16" West a distance of 279.23 feet to a point on the West boundary of the East Half of the Northeast Quarter, a found 1/2 inch diameter rebar; thence
 South 00°44'11" East along said West boundary a distance of 580.31 feet to the Southeast corner of the West Half of the Northeast Quarter, a found aluminum cap monument; thence
 South 89°45'04" West along the South boundary of the West Half of the Northeast Quarter a distance of 1294.48 feet to the Southwest corner of the West Half of the Northeast Quarter, a found aluminum cap monument; thence
 North 00°36'50" West along the West boundary of the West Half of the Northeast Quarter a distance of 2639.16 feet to the POINT OF BEGINNING.

TRACT III:

Parcel 1:

That portion of the Northeast Quarter of Section 33, Township 3 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho, which lies Southwest of the C Line Canal.

Parcel 2:

That portion of the North Half of the Southeast Quarter of Section 33, Township 3 North, Range 4 West of the Boise Meridian, Owyhee County, Idaho, which lies West of the C Line Canal.

EXCEPTING THEREFROM a parcel situated in the Northwest Quarter of the Southeast Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, and is more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence
East along the South boundary of said Northwest Quarter of the Southeast Quarter, a distance of 832.65 feet to the TRUE POINT OF BEGINNING; thence
North a distance of 103.0 feet; thence
East, parallel with the South boundary of said Northwest Quarter of the Southeast Quarter, a distance of 230.0 feet; thence
South 49°25' East a distance of 158.40 feet, to a point on the South boundary of said Northwest Quarter of the Southeast Quarter; thence
West along the South boundary of said Northwest Quarter of the Southeast Quarter, a distance of 350.23 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel of real property lying within the North Half of the Southeast Quarter (N1/2SE1/4) of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, being more particularly described as follows:

BEGINNING at the southwest corner of said North Half of the Southeast Quarter of said Section 33; thence along the west boundary line of said North Half of the Southeast Quarter, North 00°14'13" West, 370.28 feet to a 1/2" iron rebar with a plastic cap marked PLS 13446; thence, departing said west boundary line of said North Half of the Southeast Quarter, South 88°09'02" East, 558.00 feet to a 1/2" iron rebar with a plastic cap marked PLS 13446; thence, South 48°01'10" East, 372.43 feet to a 1/2" iron rebar being the northwest corner of Warranty Deed, Instrument Number 259594; thence, South 00°12'25" West, 103.12 feet to a 1/2" iron rebar with a plastic cap marked PLS 13446, also being the southwest corner of said Warranty Deed; thence, along the south boundary line of said North Half of the Southeast Quarter, South 90°00'00" West, 832.65 feet to the POINT OF BEGINNING.

Parcel 3:

The East Half of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho.

EXCEPTING THEREFROM a tract of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, being the REAL POINT OF BEGINNING; thence North 200 feet along the east line of said Southeast Quarter of the Southwest Quarter; thence West 102.5 feet on a line parallel to the South line of said Southeast Quarter of the Southwest Quarter; thence in a

Southerly direction to a point in the South line of said Southeast Quarter of the Southwest Quarter which point is 106 feet West of the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence East 106 feet along the South line of said Southeast Quarter of the Southwest Quarter to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM a tract of land located in the Southeast Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 33; thence

West on the South line of said Southeast Quarter of the Southwest Quarter a distance of 106 feet to the REAL POINT OF BEGINNING; thence continue

West on the South line of the said Southeast Quarter of the Southwest Quarter a distance of 254 feet; thence

North on a line parallel to the East line of said Southeast Quarter of the Southwest Quarter a distance of 200 feet; thence

East on a line parallel with the South line of the Southeast Quarter of the Southwest Quarter a distance of 257.5 feet to a point 102.5 feet West of the East line of the Southeast Quarter of the Southwest Quarter; thence

Southwest a distance of 200 feet, more or less, to the REAL POINT OF BEGINNING.

ALSO EXCEPTING a portion of the Southeast Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho more particularly described as follows:

BEGINNING at the Southeast corner of said Southeast Quarter of the Southwest Quarter; thence

North 0° 14' 11" West along the East boundary of said Southeast Quarter of the Southwest Quarter a distance of 200.00 feet to the TRUE POINT OF BEGINNING; thence

South 89° 56' 53" West, parallel to the South boundary of said Southeast Quarter of the Southwest Quarter, a distance of 360.00 feet; thence

North 12° 47' 09" East a distance of 128.20 feet; thence

North 34° 01' 52" East a distance of 66.38 feet; thence

North 63° 48' 57" East a distance of 99.56 feet; thence

North 89° 44' 58" East a distance of 204.21 feet to a point on the East boundary of said Southeast Quarter of the Southwest Quarter; thence

South 00° 14' 11" East a distance of 224.54 feet to the TRUE POINT OF BEGINNING.

TRACT IV:

The following describes a parcel of real property lying within a portion of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), a portion of the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and a portion of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 33; thence South along the West boundary line of the said SW1/4NW1/4, South 00°36'35" West, 50.00 feet; thence departing said west boundary line, South 89°06'55" West, 36.00 feet, to the centerline of a certain drain ditch and the POINT OF BEGINNING; thence, departing said drain ditch, parallel with and 50.00 feet southerly of the north boundary line of said SW1/4NW1/4, South 89°06'55" East, 891.37 feet; thence, departing said line, South 04°36'53" West, 153.35 feet; thence, parallel with said north boundary line, South 89°06'55" East, 497.93 feet; thence, North 03°16'34" West, 102.00 feet; thence, South 79°47'18" East, 23.24 feet to the centerline of the High Line Ditch; thence, along said centerline the following courses and distances:
 South 85°03'15" East, 12.63 feet;
 South 55°38'45" East, 438.80 feet;
 South 52°25'13" East, 46.77 feet;
 48.64 feet along a tangent curve to the right, said curve having a radius of 170.00 feet, a delta angle of 16°23'35", and a long chord which bears, South 44°13'25" East, 48.47 feet;
 South 36°01'38" East, 292.14 feet;
 South 39°57'05" East, 196.63 feet;
 South 88°16'05" East, 74.88 feet; thence,
 South 02°35'49" East, 527.26 feet to the South boundary line of the SE1/4NW1/4; thence along said boundary line,
 North 89°12'06" West, 969.05 feet to the southwest corner of said SE1/4NW1/4, also being the Center-West 1/16 corner and found 1" iron pipe; thence, along the east boundary line of said NW1/4SW1/4, South 00°32'51" West, 964.00 feet to the centerline of a certain drain ditch; thence, departing said east boundary line and along said centerline the following courses and distances:
 North 42°52'08" West, 440.14 feet;
 North 28°56'29" West, 180.96 feet;
 North 28°57'44" West, 562.77 feet to the north boundary line of said NW1/4SW1/4; thence, departing said north boundary line and continuing along said centerline,
 North 29°05'23" West, 101.19 feet;
 North 33°27'53" West, 541.20 feet;
 North 28°54'11" West, 179.49 feet;
 North 17°22'36" West, 26.98 feet;
 North 05°22'41" West, 281.93 feet;
 78.83 feet along a tangent curve to the left, said curve having a radius of 189.12 feet, a delta angle of 23°52'58", and a long chord which bears, North 17°19'10" West, 78.26 feet; thence,
 North 29°15'39" West, 200.14 feet; thence
 North 16°41'02" West, 30.26 feet to the POINT OF BEGINNING.

PROPERTY III:
 Parcel A:

The following describes a parcel of land being all of the Southwest Quarter of the Northeast Quarter, and a portion of the Northwest Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, and more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter, (Section corner common to Sections 7, 8, 17 and 18), which is monumented with a found brass cap, from which a found aluminum cap marking the Southeast corner of said Northeast Quarter, (East Quarter corner of said Section 18) bears South 00°03'17" East, 2632.72 feet; thence along the Northerly boundary line of said Northeast Quarter, South 89°50'12" West, 1333.47 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732" marking the Northeast corner of said Northwest Quarter of the Northeast Quarter, (East 1/16 corner common to Sections 7 and 18); thence leaving said Northerly boundary line and along the Easterly boundary of said Northwest Quarter of the Northeast Quarter, South 00°13'22" East, 505.01 feet to the POINT OF BEGINNING, also being the centerline of a certain ditch known as the A1 Lateral, from which a set 1/2" iron pin witness corner stamped "CLS PLS 7732 W.C." bears North 00°13'22" West, 30.80 feet; thence leaving said centerline and continuing along the Easterly boundary line of the Northwest Quarter of the Northeast Quarter and Southwest Quarter of the Northeast Quarter, South 00°13'22" East, 2127.54 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732" marking the Southeast corner of said Southwest Quarter of the Northeast Quarter, (Center East 1/16 corner of said Section 18); thence along the Southerly boundary line of said Southwest Quarter of the Northeast Quarter, South 89°51'53" West, 1325.74 feet to a found 5/8" iron pin with a plastic cap "PLS 7729" marking the Southwest corner of the Southwest Quarter of the Northeast Quarter, (Center 1/4 corner of said Section 18); thence along the Westerly boundary line of said Southwest Quarter of the Northeast Quarter, North 00°28'45" West, 1315.99 feet to a found 5/8" iron pin with a plastic cap "PLS 7729" marking the Northwest corner of the Southwest Quarter of the Northeast Quarter, (Center North 1/16 corner of said Section 18); thence along Northerly boundary line of said Southwest Quarter of the Northeast Quarter, North 89°51'03" East, 188.09 feet to the centerline of said A1 Lateral, from which a set 1/2" iron pin witness corner, stamped "CLS PLS 7732 W.C." bears South 89°51'03" West, 30.00 feet; thence along said centerline of said A1 Lateral the following courses and distances: thence North 01°01'01" West, 515.34 feet to the beginning of a non-tangent curve to the right; thence Along said curve a length of 57.79 feet with a radius of 40.00 feet and central angle of 82°46'39", said curve having a chord bearing of North 40°17'25" East, and chord distance of 52.89 feet; thence North 81°40'44" East, 56.91 feet; thence North 76°41'53" East, 1088.22 feet to the POINT OF BEGINNING.

Parcel B:

The following describes a parcel of land being a portion of the East Half of the Northeast Quarter, all of the Southwest Quarter of the Northeast Quarter, and a portion of the Northwest Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, and more particularly described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter, (Section corner common to Sections 7, 8, 17 and 18) which is monumented with a found brass cap, from which a found aluminum cap marking the

Southeast corner of said Northeast Quarter, (East Quarter corner of said Section 18) bears South 00°03'17" East, 2632.72 feet; thence along the east boundary of said East Half of the Northeast Quarter, South 00°03'17" East, 1287.19 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence leaving said easterly boundary line of said East Half of the Northeast Quarter, South 89°51'39" West, 103.76 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 87°06'32" West, 43.86 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 81°36'23" West, 42.800 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 82°05'15" West, 23.86 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 85°41'12" West, 30.95 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 88°32'54" West, 102.66 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 02°41'24" East, 217.11 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 87°27'56" East, 337.41 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732" marking the easterly boundary line of said East Half of the Northeast Quarter; thence along the easterly boundary line of said East Half of the Northeast Quarter, South 00°03'17" East, 371.98 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence leaving said easterly boundary line, South 25°34'17" West, 572.31 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732"; thence South 31°38'28" West, 246.61 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732" on the southerly boundary line of said Northeast Quarter; thence along the southerly boundary line of said Northeast Quarter, South 89°51'53" West, 948.65 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732" marking the southwest corner of the East Half of the Northeast Quarter, (Center East 1/16 corner of said Section 18); thence along the westerly boundary line of said East Half of the Northeast Quarter, North 00°13'22" West, 2632.55 feet to a set 5/8" iron pin with a plastic cap "CLS PLS 7732" marking the northwest corner of said East Half of the Northeast Quarter, (East 1/16 corner common to Sections 7 and 18); thence along the northerly boundary of said East Half of the Northeast Quarter, North 89°50'12" East, 1333.47 feet to the POINT OF BEGINNING.

Exhibit 'A'

Parcel 1:

In Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho

Section 35: Northeast Quarter

EXCEPTING THEREFROM the following parcels:

Exception A:

Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 35, Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho; thence running North a distance of 377 feet to the REAL PLACE OF BEGINNING; thence North 220 feet; thence West 190 feet; thence South 220 feet; thence East 190 feet to the REAL PLACE OF BEGINNING.

Exception B:

Commencing at the Northeast corner of the Northeast Quarter of Section 35, Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho; running thence West 335 feet to the REAL POINT OF BEGINNING; thence West 100 feet; thence South at right angles 170 feet; thence East at right angles 100 feet; thence North at right angles 170 feet to the REAL POINT OF BEGINNING.

Exception C:

ALSO EXCEPTING THEREFROM the Right of Way of the State Highway, "B" Canal, and Drain Ditch.

Exception D:

A parcel of land located in the Northeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, being further described as follows:

BASIS OF BEARINGS: The East line of the Northeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian, derived from found monuments and taken as North 00°22'30" West with the distance between monuments found to be 2645.92 feet.

COMMENCING at the East Quarter corner of Section 35, Township 3 North, Range 5 West, Boise Meridian; thence along the North line of the Northeast Quarter of the Southeast Quarter of said Section 35, North 89°48'00" West a distance of 1319.38 feet to the Center East 1/16 corner of said Section 35; thence along the North line of the Northwest Quarter of the Southeast Quarter of said Section 35,

North 89°47'08" West a distance of 1309.47 feet to the Center Quarter corner of said Section 35 also being the POINT OF BEGINNING; thence along the West line of the Northeast Quarter said Section 35, North 00°19'41" West a distance of 659.10 feet to the Westerly right-of-way of Highway 95 as shown on Federal Aid Project Number F-3111(19); thence along said right-of-way, South 54°49'58" East a distance of 1,150.42 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 35; thence along said North line, North 89°47'08" West a distance of 936.67 feet to the POINT OF BEGINNING.

Exception E:

This parcel is a portion of the Northeast Quarter of Section 35 in Township 3 North, Range 5 West of the Boise Meridian, Owyhee County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter, (Northeast Section Corner, Section 35), a found GLO Brass Cap monument; thence North 89°50'53" West along the North boundary of the Northeast Quarter a distance of 274.00 feet to the TRUE POINT OF BEGINNING, a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 00°09'07" West a distance of 25.00 feet; thence South 00°09'07" West a distance of 248.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 89°50'53" West, parallel with the North boundary of the Northeast Quarter, a distance of 161.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 00°09'07" East a distance of 248.00 feet to a point on the North boundary of the Northeast Quarter, a found Magnail; thence South 89°50'53" East along said North boundary a distance of 161.00 feet to the TRUE POINT OF BEGINNING.

Parcel 3:

A parcel of land located in the Southeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian, Owyhee County, Idaho, being further described as follows:

BASIS OF BEARINGS:

The East line of the Northeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian, derived from found monuments and taken as North 00°22'30" West with the distance between monuments found to be 2645.92 feet.

BEGINNING at a point on the North line of the Northeast Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 5 West, Boise Meridian from which the East Quarter corner of said Section 35 bears South 89°48'00" East a distance of 852.00 feet; thence South 02°01'03" East a distance of 521.46 feet to the right-of-way of Highway 95 as shown on Federal Aid Project Number F-3111(19) and State Aid Project Number 199-A Ext; thence along said right-of-way, North 54°49'58" West a distance of 909.31 feet to the North line of the Northwest Quarter of the Southeast Quarter of said Section 35; thence along said North line, South 89°47'08" East a distance of 257.60 feet to the Center East 1/16 corner of said Section 35; thence along the North line of the Northeast Quarter of the Southeast Quarter of said Section 35, South 89°48'00" East a distance of 467.38 feet to the POINT OF BEGINNING.

EXHIBIT B

**Nederend Farms MCA 2021
MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT**

Additional Property

associated with Mortgage by Nederend Farms on land located in Owyhee County, Idaho
(list specific additional Property, if any)

Private Ground Water Rights									
APN	Owner	Location	License No.	Water Type	Stock Water	ACR	APN	Yes	No
27-11026	Thomas and Joanne White	Idaho	15022803	Ground Water	Stock water	5000 Acre	0.81	121	Yes
27-10854	Carol Johnson	Idaho	71-1126	Ground Water	Domestic		0.84		Yes
27-10383	John Dwyer	Idaho	1205-1056	Ground Water	Domestic		0.54		Yes
Surface Water Irrigation Rights - Gen In, Dist.									
UT Farm	Location	Gen In. Dist.	Acres	Feet					
Owens	Idaho	Gen In. Dist.	1728.8	1274	192				
Shufelt	Idaho	Gen In. Dist.	1149.8	1186	149.8				
Shufelt	Idaho	Gen In. Dist.	3169		73.5				
Shufelt	Idaho	Gen In. Dist.	1567		93				
Shufelt	Idaho	Gen In. Dist.	1443.1	814.0	79				
Wills	Idaho	Gen In. Dist.	1125 1942 1640 1551-1	1857 1777	828 13				
Shufelt	Idaho	Gen In. Dist.	1571	1259	157.87				
Shufelt & Leach	Idaho	Gen In. Dist.	1181	1157	228.83				
Shufelt	Idaho	Gen In. Dist.	1541	1347	126.18				
Shufelt	Idaho	Gen In. Dist.	1444		138.74				
					2046.31				

SEP 27 2022

WATER RESOURCES
WESTERN REGION

RECEIVED

MAR 06 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
57-10185	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Jake Shaffer
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Nederend Farms, LLLP
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 4998 Hogg Road Homedale ID 83628
Mailing address City State Zip
- Telephone _____ Email _____
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 5-6-2014
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Hans Nederend Title, if applicable: owner Date: 9-14-22
 Signature of new owner/claimant
 Print name

Signature: Hans Nederend Title, if applicable: owner Date: 9-14-22
 Signature of new owner/claimant
 Print name

For IDWR Office Use Only:

Received by LE Date 09/27/2022 Receipt No. 41050760 Receipt Amt. \$25.00
 Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing
 Name on W-9 _____ Approved by _____ Processed by [Signature] Date 4/13/23
 W-9 received? Yes ☐ No ☐



Pioneer Title Co.

100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Instrument # 283864
MURPHY, OWYHEE, IDAHO
2014-05-13 04:15:07 No. of Pages: 2
Recorded for: PIONEER TITLE COMPANY/OWYHEE
ANGELA BARKELL Fee: \$13.00
Ex-Officio Recorder Deputy: map
Index To: DEED WARRANTY
Electronically Recorded by Simplifile

File No. 550767 BA

WARRANTY DEED

For Value Received

Patricia Kay Hazen, a married woman and Robert Dean Schaffer (also shown of record as Robert Dean Schaffer), a married man, each an undivided one-half (1/2) interest as his/her sole and separate property hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Nederend Farms, LLLP

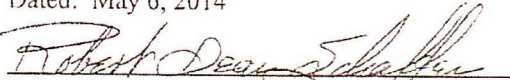
hereinafter referred to as Grantee, whose current address is 4889 Hogg Road Homedale, ID 83628

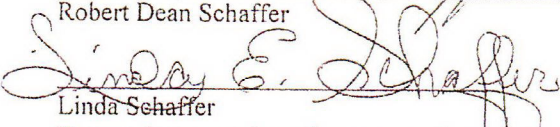
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

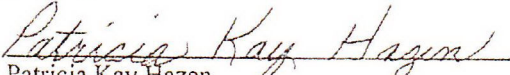
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 6, 2014


Robert Dean Schaffer


Linda Schaffer

By my signature above I am conveying my homestead rights as set forth in the Idaho Code Section 55-1007 and for no other purpose as I have no interest in the subject property.


Patricia Kay Hazen

State of Idaho, County of Canyon

On this 13th day of May in the year of 2014, before me, the undersigned, a Notary Public in and for said

EXHIBIT A

PARCEL I:

A part of the Southwest Quarter of the Northwest Quarter of Section 33, Township 3 North, Range 4 West, Owyhee County, Idaho, described to-wit:

COMMENCING at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho; thence

South 633.3 feet along the West line of the said Southwest Quarter of the Northwest Quarter to the INITIAL POINT; thence continuing

South 690 feet along the said West line to the Southwest corner of the said Southwest Quarter of the Northwest Quarter; thence

South 89° 46' East, 652 feet along the South line of the said Southwest Quarter of the Northwest Quarter to the center line of a drain ditch; thence

North 33° 08' West, 827 feet along the center line of the said drain ditch; thence

West 200 feet at right angles to the aforesaid West line to the INITIAL POINT.

PARCEL II:

The West Half of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Owyhee County, Idaho, lying South and West of a drain ditch, less a parcel of land in the Southwest Quarter of the Southwest Quarter of said Section 33, Township 3 North, Range 4 West, Owyhee County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of the East Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33, Township 3 North, Range 4 West, Boise Meridian, Owyhee County, Idaho; thence

West along the South line of Section 33 a distance of 327 feet; thence

North 173 feet, at right angles to the said South line; thence

East 327 feet, parallel with said South line, to a point in the East line of said East Half of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 33;

South 173 feet, at right angles to said South line, and along said East line to the INITIAL POINT.

RDS
PKH

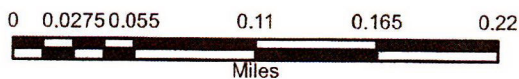
State of Idaho
Department of Water Resources

Water Right

57-10185

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Legend

- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters



Date created: 9/14/2022



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 28, 2023

RABO AGRIFINANCE LLC
14767 N OUTER 40 RD. SUITE 400
CHESTERFIELD MO 63017

RE: Notice of Security Interest for Water Right/Permit No(s): 57-11626, 57-10654, 57-10185

Dear Security Interest Holder:

The Department of Water Resources (Department) acknowledges receipt of correspondence adding security interest of the above referenced water right(s) to you. The Department has modified its records to reflect the change in security interest and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Security Interest, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

If you have any questions concerning the enclosed information, please contact me at (208)287-4921.

Sincerely,

Sidney Palmer

Sidney Palmer
Technical Records Specialist 1

Enclosure(s)

c: NEDEREND FARMS LLLP

SCANNED
MAY 24 2023



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 13, 2023

NEDEREND FARMS LLLP
4998 HOGG RD
HOMEDALE ID 83628-3627

Re: Change in Ownership for Water Right No(s): 57-11626, 57-10654, 57-10185

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208)287-4921.

Sincerely,

Sidney Palmer

Sidney Palmer
Technical Records Specialist 1