

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
SEP 26 2025 ✓
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Notice of Security Interest in a Water Right
and a request to be notified of a change in ownership or any proposed
or final action to amend, transfer, or otherwise modify the water right(s)

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

1.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.	Water Right/Claim No.
	36-2303	36-7065		
	36-15178	36-7093		
	36-15119	36-7141		
	36-16500	36-7144		
	36-2243			

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

CONTERRA AGRICULTURAL CAPITAL, LLC

5465 MILLS CIVIC PKWY, STE 201

WEST DES MOINES, IOWA 50266

Phone 515-564-5148

Email LEGAL@CONTERRAAG.COM

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

STANDLEE FAMILY LIMITED PARTNERSHIP

9-10-2035

5. Expiration Date of Notification Period

6. Is this a Renewal of Request for Notification?

☐ YES ☒ NO

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

COO & GENERAL COUNSEL

Title, if applicable

For Office Use Only

Received by

56

Date

9-26-2025

Receipt No.

5040793

Fee

\$225

Processed by AJ

Date

WR

Date

10/31/2025

SUPPORT DATA

IN FILE # 36-2243

After Recording Return To Preparer:

Conterra Agricultural Capital, LLC
5465 Mills Civic Parkway, Suite 201
West Des Moines, IA 50266
Attention: Mark A. Smith

[Space Above This Line For Recording Data]

25565850

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

1. **Definitions.** As used in this document, capitalized terms defined in the Loan Agreement that are not otherwise defined herein shall have the meanings given to them in the Loan Agreement. In addition, as used herein:

"Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

"Borrowers" means Standlee Hay Company, Inc., an Idaho corporation, Standlee Holding Co., an Idaho limited partnership, Standlee Group, LLC, a Delaware limited liability company, Standlee Premium Products, LLC, an Idaho limited liability company, Standlee Trading Company, LLC, an Idaho limited liability company, Standlee Export Products, LLC, an Idaho limited liability company, SPWF Holdings, LLC, an Idaho limited liability company, Standlee Family Limited Partnership, an Idaho limited partnership, and SPWF Livestock, LLC, an Idaho limited liability company.

"Grantor" means Standlee Family Limited Partnership, an Idaho limited partnership. Grantor's address is 22349 Kimberly Road, Suite E, Kimberly, Idaho 83341. Grantor is the mortgagor under this Security Instrument.

"Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. "Electronic Funds Transfer" includes, without limitation, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

"Event of Default" has the meaning set forth in Article VIII of the Loan Agreement.

"Lender" means Conterra Agricultural Capital, LLC. Lender is a limited liability company organized and existing under the laws of Iowa. Lender's address is 5465 Mills Civic Parkway, Suite 201, West Des Moines, Iowa 50266. Lender is the mortgagee under this Security Instrument.

"Loan" means the debt evidenced by the Note, plus interest, in each case, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

"Loan Agreement" means the Loan Agreement, dated the date hereof, entered into by and between Borrowers and Lender.

"Loan Parties" means Grantor, Borrowers, and any other Person now or hereafter guarantying or granting any security interest in or other lien to secure all or any portion of the Secured Obligations.

"Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 6) for: (a) damage to, or destruction of, the Property; (b) condemnation or other taking of all or any part of the Property; (c) conveyance in lieu of condemnation; or (d) misrepresentations of, or omissions as to, the value and/or condition of the Property.

"Note" means the promissory note made by Borrowers and dated the date hereof, payable to the order of Lender in the face principal amount of _____ plus interest, with a final maturity date of September 10, 2035.

"Person" means any individual, entity, corporation, limited liability company, partnership, trust or other organized group of persons.

"Property" has the meaning specified in Section 2 hereof.

"Riders" means those certain riders to this Security Instrument that are executed by Grantor.

"Security Instrument" means this document, which is dated September 10, 2025, together with all Riders to this document.

As used in this Security Instrument: (a) pronouns and other references to any gender shall include all genders; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

2. **Granting Clause.** To secure to Lender (a) the repayment of the Loan and all renewals, extensions and modifications of the Note; and (b) the performance of Loan Parties' covenants and agreements under this Security Instrument, the Note, and the other Loan Documents; and (c) all other all other obligations of Loan Parties to Lender, now existing or hereafter arising, whether direct or indirect, contingent or absolute, and whether as maker or surety, including, without limitation, future advances and amounts advanced and expenses incurred by Lender pursuant to the Loan Documents (collectively, the **"Secured Obligations"**), Grantor irrevocably mortgages, grants, pledges, bargains, assigns, transfers, warrants, and conveys to Lender, with power of sale and right of entry and possession the following described property located in Jerome County, Idaho (the **"Land"**):

See Exhibit A attached hereto and made a part hereof.

subject only to those matters set forth in the Permitted Prior Encumbrance Rider, if any such Rider is

attached to this Security Instrument ("*Permitted Prior Encumbrances*");

TOGETHER WITH all buildings, improvements, affixed equipment, fixtures and permanent plantings located in or on the Land or appurtenant thereto, and all additions, replacements, and improvements hereafter made thereto or placed therein or thereon; all rights-of-way, easements, rents, issues, profits, income, proceeds and general intangibles therefrom, tenements, hereditaments, remainders, reversions, privileges and appurtenances thereunto belonging, however evidenced which are used or enjoyed in connection with the Land now or hereafter owned or belonging to the same or which hereafter may be acquired and so used or enjoyed;

TOGETHER WITH all water and water rights now owned or hereafter acquired by any Grantor and howsoever evidenced, whether such water and water rights are riparian, appropriative or otherwise and whether or not appurtenant to the Land, along with all ditch and ditch rights and any shares of stock, licenses, permits and contracts evidencing such water or ditch rights, and all wells, reservoirs, dams, ponds and storage rights, springs and spring rights, leased project water, embankments or fixtures relating thereto (collectively, "*Water Rights*"), as well as all Water Rights set forth in the Water Rights Rider, if any such Rider is attached to this Security Instrument;

TOGETHER WITH all fixtures and tangible personal property owned by any Grantor and located on the Land, including all windmills, pumps, irrigation equipment, motors, engines, and devices of every kind now or hereafter used for or in connection with the irrigation of the Land, or for stock watering or domestic purposes thereon, and all grain bins and storage bins, which are owned by Grantor and which are located on the Land, together with all additional accessions, replacements, improvements, repairs and substitutions to said property and the proceeds thereof and all other fixtures now or hereafter located upon the Land, all of which are declared to be appurtenant to the Land, or incident to the ownership thereof, or used in connection therewith;

TOGETHER WITH all judgments, awards of damages, settlements and payments or security (a) hereafter made as a result of or in lieu of any taking of all or any part of the Land or other property described herein under the power of eminent domain or for any damage to the Land or other property described herein and/or the improvements located thereon, or any part thereof, and (b) hereafter made for any damage to the Land or other property described herein and/or the improvements located thereon, or any part thereof resulting from exercise of or attempted exercise of mining rights or claims, however reserved or asserted, and resulting from the disturbance of any of the surface of the Land. Grantor does hereby covenant and agree that Grantor will not give such consent as may be required of the owner for mining or other surface disturbance by the terms of any patent, deed, statute, law or otherwise, without the prior written consent of Lender;

TOGETHER WITH all proceeds of and any unearned premiums on any insurance policies covering the Land and/or the improvements and other fixtures located thereon, including, without limitation, the right to receive and apply the proceeds of any insurance judgments, or settlements made in lieu thereof, for damage to the real property and/or the improvements located thereon or the indebtedness secured thereby;

TOGETHER WITH all contract rights, chattel paper, documents, accounts and general intangibles, rights to performance, entitlement to payment in cash or in kind, or any other benefits under any current or future governmental program which pertain to the Land and the fixtures located thereon, whether now or hereafter existing or acquired;

TOGETHER WITH all grazing leases, permits, allotments, licenses, and privileges covering state

or federally owned lands used or operated in connection with the Land (collectively, "**Grazing Permits**"), together with all renewals of such Grazing Permits and any Grazing Permits acquired in the future, as well as all Grazing Permits set forth in the Grazing Permits Rider, if any such Rider is attached to this Security Instrument;

TOGETHER WITH all cash and noncash proceeds of the conversion, voluntary or involuntary, of any of the foregoing; and

TOGETHER WITH any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water sewer systems now or in the future serving the Land.

All replacements and additions shall also be covered by this Security Instrument.

All of the foregoing is referred to in this Security Instrument as the "**Property**".

3. [RESERVED]

4. Grantor's Rights. Grantor covenants that Grantor is lawfully seised of the estate hereby conveyed and have the right to grant and convey the Property, including the right to grant liens and encumbrances on the Property, and that the Property is unencumbered, except for encumbrances of record and specifically those Permitted Prior Encumbrances, if any, set forth in the Permitted Prior Encumbrances Rider if such Rider is attached to this Security Instrument. Grantor warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

5. Charges; Liens. Grantor shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any.

Grantor shall promptly discharge any lien which has priority over this Security Instrument unless Grantor: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Grantor is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Grantor a notice identifying the lien. Within ten (10) days of the date on which that notice is given, Grantor shall satisfy the lien or take one or more of the actions set forth above in this Section 5.

Lender may require Grantor to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with the Loan.

6. Property Insurance. Grantor shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Grantor subject to Lender's

right to disapprove Grantor's choice, which right shall not be exercised unreasonably. Lender may require Grantor to pay, in connection with the Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Grantor shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Grantor.

If Grantor fails to maintain any of the coverages described above, such failure shall constitute a default under the terms of this Security Instrument and the Note, and Lender may obtain insurance coverage, at Lender's option and Grantor's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Grantor, Grantor's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Grantor acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Grantor could have obtained. Any amounts disbursed by Lender under this Section 6 shall become additional debt of Grantor secured by this Security Instrument. These amounts shall bear interest at the highest rate, from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Grantor requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Grantor shall promptly give to Lender all receipts of paid premiums and renewal notices. If Grantor obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Grantor shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Grantor. Unless Lender and Grantor otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Grantor any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Grantor shall not be paid out of the insurance proceeds and shall be the sole obligation of Grantor. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantor. Such insurance proceeds shall be applied as provided in this Security Instrument and the other Loan Documents.

If Grantor abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Grantor does not respond within thirty (30) days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The thirty

(30)-day period will begin when the notice is given. In either event, or if Lender acquires the Property by foreclosure or otherwise, Grantor hereby assigns to Lender (a) Grantor's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Grantor's rights (other than the right to any refund of unearned premiums paid by Grantor) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

7. Preservation, Maintenance and Protection of the Property; Inspections. Grantor shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Grantor shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 6 that repair or restoration is not economically feasible, Grantor shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Grantor shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Grantor is not relieved of Grantor's obligation for the completion of such repair or restoration.

Grantor will operate the Property in a good and workmanlike manner and in accordance with all Applicable Law and will pay all fees and charges of any kind in connection therewith. Grantor will use, and cause any tenant to use, good farming and animal husbandry practices.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Grantor notice at the time of or prior to such an interior inspection specifying such reasonable cause.

Grantor shall maintain the Water Rights during the term of Loan at a level and of a nature sufficient to provide the continuing, enforceable right to receive irrigation water on the Property from such sources, in such quantities and at such times and locations as have historically been available to the Property without interruption or substantially increased cost and in any event sufficient to provide adequate water and/or drainage to continue the current and proposed agricultural operations on the Property. All existing Water Rights benefiting or available to the Property shall be maintained in full force and effect for the benefit of the Property by Grantor and applied to beneficial use so as to maintain the validity and priority of such rights. Grantor shall fully comply with, and not permit a default to occur under any water licenses, permits or delivery contracts used to provide water to the Property and shall timely exercise all renewal or extension rights in such contracts. Grantor shall not modify, amend or terminate any Water Rights without Lender's prior written consent. Grantor shall comply with the rules, regulations and ordinances of any water district, water agency or groundwater management agency in which the Property or any portion thereof is located and pay all related fees and assessments prior to delinquency. All irrigation wells and related facilities used to deliver irrigation water to any portion of the Property shall remain physically located within the boundaries of such Property or the subject of valid, enforceable easements appurtenant to the Property and encumbered hereby. If the use of any irrigation facilities or water serving the Property requires consent or the use of other property, Grantor shall maintain in effect all requisite easements or other legally enforceable and assignable rights to use such facilities and/or water to service the Property. Grantor shall notify Lender if the irrigation water supply to any portion of the Property is interrupted or subject to interruption for any reason other than temporarily for routine maintenance or repairs in a manner that does not impair the

operation of the Property.

Grantor shall renew all Grazing Permits upon or prior to their expiration date, execute any instrument deemed necessary by Lender to effect a collateral assignment or waiver of such renewals to Lender, and pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing all of such Grazing Permits and all renewals thereof. Grantor shall take no action which would adversely affect any of such Grazing Permits or Grantor's preference status thereunder. In the event of foreclosure of this Security Instrument, Grantor will waive all claims for preference under any such Grazing Permits upon demand from the purchaser at foreclosure sale of the Land, or any successor to such purchaser. Grantor further agrees that the lands covered by any lease, permit or privilege which Grantor, with the consent of Lender, shall substitute for the Grazing Permits, shall be subject to the provisions of this Security Instrument. Upon foreclosure and sale of the Land, title to the improvements held by Grantor on any federal or state lands covered by the Grazing Permits, together with Grantor's right to be paid the reasonable value thereof, shall pass free of all encumbrances other than those of the United States to the purchaser at such sale, and Lender is hereby authorized to execute, at its option, on behalf of Grantor, a bill of sale for such improvements. If title in fee simple to any of the lands covered by the Grazing Permits (or to any other lands) shall hereafter be acquired by Grantor, it is understood and agreed that such lands shall, upon such acquisition, become subject to the lien of this Security Instrument to the same extent as though such lands had originally been included herein as part of the Land, and further, that all of the terms, covenants, conditions and stipulations of this Security Instrument, applicable to the Property, shall extend and be applicable to any lands hereafter so acquired. Grantor shall execute any documents reasonably requested by Lender to perfect or document the pledge of the Grazing Permits to Lender.

8. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Grantor fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Grantor has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; (c) paying reasonable and documented attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding, (d) perform any farming operations related to the planting, growing, maintenance, and harvesting of crops located on the Property, and (e) perform any ranching operations related to any animals located on the Property. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may act under this Section 8, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 8. Lender may perform these or any other actions it deems necessary in Lender's sole discretion to preserve the value of the Property, and/or assign to others the right to do same on behalf of Lender. Lender may make advances under this Security Instrument or other instrument providing security for the Note, to protect the Lender's interest in this Security Instrument or other instrument providing security for the Note from loss of value or damage. Any money so advanced (including reasonable and documented costs of recovery and attorneys' fees) plus interest at the default rate indicated in the Note shall be due and payable by Grantor on demand and is an

obligation secured by this Security Instrument.

If this Security Instrument is on a leasehold, Grantor shall comply with all the provisions of the lease. Grantor shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Grantor shall not, without the express written consent of Lender, alter or amend the ground lease. If any Grantor acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

9. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender. If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantor. The Miscellaneous Proceeds shall be applied as provided in this Security Instrument and the other Loan Documents.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantor.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Grantor and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Grantor.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Grantor and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Grantor, or if, after notice by Lender to Grantor that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Grantor fails to respond to Lender within thirty (30) days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "***Opposing Party***" means the third party that owes Grantor Miscellaneous Proceeds or the party against whom Grantor has a right of action in regard to

Miscellaneous Proceeds.

The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property as provided in this Security Instrument shall be applied in accordance with Section 3.3 of the Loan Agreement.

10. Grantor Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument shall not operate to release the lien of this Security Instrument or the liability of Grantor or any other Loan Party under this Security Instrument or any other Loan Document. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

11. Joint and Several Liability; Cosigners. Any and all obligations and liabilities under this Security Instrument shall be joint and several.

12. Loan Charges. Lender may charge Grantor fees for services performed in connection with any Event of Default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Grantor shall not be construed as a prohibition on the charging of such fee.

13. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 13, "*Interest in the Property*" means any legal or beneficial interest in the Property, including, without limitation, those beneficial interests transferred in a bond for deed, installment sales contract, or escrow agreement, the intent of which is the transfer of title by any Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if any Loan Party is not a natural person and a beneficial interest in such Loan Party is assigned, sold, encumbered, conveyed, or otherwise transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. If Lender requires immediate payment in full of all sums secured by this Security Instrument pursuant to the immediately preceding sentence, Lender shall provide Borrowers with notice which such notice shall give Borrowers a period of thirty (30) days from the date of such notice to pay all sums secured by this Security Instrument. In the event Borrowers fail to pay such sums prior to the expiration of such thirty (30)-day period, Lender may invoke any and all remedies permitted by the Notes, this Security Instrument, and the other Loan Documents without further notice or demand.

14. Sale of Note. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Grantor.

15. Hazardous Substances. As used in this Section 15: (a) "**Hazardous Substances**" means those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "**Environmental Law**" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "**Environmental Cleanup**" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) "**Environmental Condition**" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Grantor shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Grantor shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Grantor shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Grantor has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Grantor learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Grantor shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for Environmental Cleanup. Grantor agrees to indemnify and hold Lender free and harmless from and against all loss, costs (including attorneys' fees and costs), damage (including consequential damages), and expenses Lender may sustain by reason of the assertion against Lender by any third-party of any claim in connection with Hazardous Substances on, in, or affecting the Property, and shall pay any such attorneys' fees and other costs and expenses Lender incurs in connection therewith.

16. Additional Property Subject To This Security Instrument. This Security Instrument also constitutes a security agreement within the meaning of the Uniform Commercial Code as adopted in the State of Idaho (the "**UCC**") with respect to all fixtures and personal property included in the Property as described above (the "**Personal Property**"). All of the terms, provisions, conditions and agreements contained in this Security Instrument pertain and apply to the Personal Property as fully and to the same extent as to any other property covered. The provisions of this Section 16 shall not limit the generality or applicability of any other provision of this Security Instrument but shall be in addition thereto.

17. Fixture Filing. From the date of its recording, this Security Instrument shall be effective as a financing statement filed as a fixture filing under the UCC with respect to the Personal Property. For purposes of such financing statement, the names and addresses of the "debtor" and "secured party" are the names and addresses of Grantor and Lender, respectively, as set forth in Section 1 hereof.

18. Use of Property; Compliance With Law. Grantor shall not seek, agree to or make a change

in the permitted use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Grantor shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

19. Assignment of Leases. Upon Lender's request after any default under this Security Instrument, the Note, or any other Loan Document, Grantor shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph, the word "lease" shall mean "sublease" if this Security Instrument is on a leasehold.

20. Assignment of Rents; Appointment of Receiver; Lender In Possession. Grantor absolutely and unconditionally assigns and transfers to Lender all of Grantor's right, title and interest in and to the rents and revenues ("**Rents**") of the Property, regardless of to whom the Rents of the Property are payable. Grantor authorizes Lender or Lender's agents to collect the Rents and agree that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Grantor may receive the Rents until Lender has given notice to the tenant(s) following an Event of Default that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

Upon notice by Lender following an Event of Default, (a) all Rents received by Grantor shall be held by Grantor in trust for the benefit of Lender only, to be applied to the sums secured by this Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Grantor agrees that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless Applicable Law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorneys' fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by this Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness secured by this Security Instrument.

Grantor represents and warrants that Grantor has not executed any prior assignment of the Rents and have not performed, and will not perform, any act that would prevent Lender from exercising its rights under this Section 20.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by this Security Instrument are paid in full.

21. Cross-Default. The occurrence of any default or event of default (however defined) by any of the Borrowers under any bond, debenture, note, securitization or other evidence of indebtedness or similar obligation of such of the Borrowers, or under any indenture, loan agreement, credit agreement, security agreement, mortgage, deed of trust or other instrument or agreement under which any such evidence of indebtedness or similar obligation has been issued or by which it is governed or secured, and (in each case) the expiration of the applicable grace period, if any, specified in such evidence of indebtedness, indenture, or other instrument, shall constitute a default under this Security Instrument and an event of default under the Note.

22. Cross-Collateralization. In addition to the Note, all liens, security interests, assignments, suretyship obligations, stock pledges, rights and remedies granted to the Lender in the Loan Documents secure all obligations, debts and liabilities, plus interest thereon, of each and every Borrowers to the Lender, as well as claims by the Lender against each and every Borrowers, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, absolute or contingent, whether any Borrowers may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

23. Remedies. Upon the occurrence and during the continuance of an Event of Default, in addition to any other rights, remedies, and powers that Lender may have under the other Loan Documents or as provided by law, Lender (either personally or by its agents, nominees, or attorneys) may immediately take such action, without notice or demand, as it deems advisable to protect and enforce the lien and security interest hereof and its rights hereunder, including without limitation the following actions, each of which may be pursued in its own name or in the name of Grantor, concurrently or otherwise, at such time and in such manner as Lender may determine in its sole discretion, without impairing or otherwise affecting the other rights, remedies, and powers of Lender:

(a) Entry and Possession. (i) Enter upon and take possession of the Property, with or without the appointment of a receiver or an application therefor; (ii) dispossess and exclude Grantor and their agents and servants wholly therefrom by summary proceedings or otherwise; (iii) take possession of all books, records, and accounts relating thereto; (iv) use, operate, manage, control, insure, maintain, repair, restore, improve, alter, and otherwise deal with all and every part of the Property and conduct the business thereat; (v) make, cancel, enforce, or modify leases and obtain and evict tenants; (vi) demand, sue for, collect, and receive the rents, incomes, issues, and profits of the Property and apply the same, after payment of all charges and expenses (including reasonable and documented attorneys' fees and expenses), on account of the Secured Obligations; or (vii) require Grantor to transfer and assign to Lender, in form satisfactory to Lender, Grantor's interest as lessor in any lease now or hereafter affecting the whole or any part of the Property, it being understood that in the event Grantor fails to render an assignment of leases to Lender this document shall upon the occurrence of any Event of Default serve as a de facto notice of such assignment to any interested party.

(b) Acceleration. Declare the entire Secured Obligations immediately due, payable, and collectible, regardless of maturity, and, in that event, the entire Secured Obligations shall become immediately due, payable, and collectible; and thereupon Lender may institute proceedings to foreclose this Security Instrument by judicial action, or to enforce its provisions or any of the indebtedness or obligations secured by this Security Instrument.

(c) Foreclosure Sale. Institute a foreclosure action in accordance with the laws of the state in which the Property is located or take any other action as may be allowed, at law or in equity, for the enforcement of the Secured Obligations and realization on the Property (or such part or parts thereof as Lender may from time to time elect to foreclose upon) or any other security afforded by the Loan Documents. Lender may proceed to final judgment and execution for the amount of the Secured Obligations owed as of the date of the judgment, together with all costs of suit, reasonable and documented attorneys' fees, and interest on the judgment at the maximum rate permitted by law from the date of the judgment until paid. If Lender is the purchaser at the foreclosure sale of the Property, in lieu of paying cash Lender may make settlement for all or a portion of the purchase price by crediting the net sale proceeds (after deducting costs expenses including reasonable and documented attorneys' fees and expenses) against the Secured Obligations.

(d) Deficiency Judgment. If permitted by Applicable Law, Lender may sue for and obtain a judgment for any deficiency remaining in the Secured Obligations after application of all amounts received from the exercise of the rights provided in Section 23(c) hereof.

(e) Other Rights. Exercise any and all rights, remedies, and powers accruing to a secured party under this Security Instrument, the other Loan Documents, the UCC, or any other Applicable Law or available in equity.

24. Sale in Parcels. In any action to foreclose this Security Instrument, at the election of Lender, the Property or any part thereof may be sold together or separately, in one sale or separate sales, in one parcel and as an entirety, or in such parcels, manner, or order as Lender in its sole discretion may elect, and one or more exercises of the rights and powers herein granted shall not extinguish or exhaust Lender's rights and powers unless the entire Property is sold or the Secured Obligations are paid in full.

25. Notices. All notices given to Lender in connection with this Security Instrument shall be given and deemed effective when delivered in accordance with the Notes. If any notice required by this Security Instrument is also required under Applicable Law, the requirement of Applicable Law will satisfy the corresponding requirement under this Security Instrument.

26. Governing Law. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Land is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract.

27. Severability. Borrowers and Lender intend as follows: (a) that if any provision of this Security Instrument is held to be unenforceable, then that provision will be modified to the minimum extent necessary to make it enforceable, unless that modification is not permitted by law, in which case that provision will be disregarded; (b) that if an unenforceable provision is modified or disregarded in accordance with this Section 27, then the rest of this Security Instrument will remain in effect as written; and (c) that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable.

28. Successors and Assigns. All covenants and agreements herein described shall extend to and be binding upon the legal representatives, successors and assigns (voluntary and involuntary by

operation of law) of Grantor.

29. Further Assurances. Borrowers will do, execute, acknowledge and deliver each and every further act, deed, conveyance, transfer and assurance necessary or proper, in the sole judgment of Lender, for the better assuring, conveying, mortgaging, assigning and confirming unto Lender all of the Property or property intended so to be, whether now owned by Borrowers or hereafter acquired.

30. Counterparts. This Security Instrument may be executed in counterparts, each of which shall be an original, and all of which, taken together, shall constitute this Security Instrument.

[Signature Page Follows]

BY SIGNING BELOW, Grantor accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Grantor.

GRANTOR:

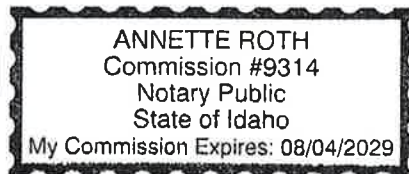
STANDLEE FAMILY LIMITED
PARTNERSHIP,
an Idaho limited partnership

By: [Signature]
Dustin C. Standlee

Its: Authorized Representative

STATE OF IDAHO)
) ss.
COUNTY OF Twin Falls)

This document was acknowledged before me on Sept 10, 20 25, by Dustin C. Standlee.



[Signature]
Notary Public
My Commission Expires: 8-4-2029

Exhibit A
Farmland

TRACT A

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence North 89°53'00" West along the north line of the SE¼ for a distance of 439.81 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence South 00°12'26" East for a distance of 185.00 feet to a ½ inch rebar;
Thence South 79°21'37" West for a distance of 3579.17 feet to the west line of the NE¼SW¼;
Thence North 00°03'35" West along said 1/16 section line for a distance of 852.99 feet to a ½ inch rebar at the Northwest Corner of the NE¼SW¼;
Thence South 89°53'00" East along the north line of the SW¼ for a distance of 1321.04 feet to a ½ inch rebar with aluminum cap at the Center ¼ Corner;
Thence South 89°53'00" East along the north line of the SE¼ for a distance of 2196.82 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence North 89°53'00" West along the north line of the SE¼ for a distance of 439.81 feet to a ½ inch rebar; Thence South 00°12'26" East for a distance of 185.00 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence South 00°12'26" East for a distance of 185.00 feet to a ½ inch rebar;
Thence South 66°37'00" West for a distance of 2393.10 feet to a 5/8 inch rebar at the Southeast Corner of the NE¼SW¼;
Thence North 89°49'42" West along the south line of the NE¼SW¼ for a distance of 1321.27 feet to a ½ inch rebar at the Southwest Corner of the NE¼SW¼;
Thence North 00°03'35" West along the west line of the NE¼SW¼ for a distance of 470.00 feet;
Thence North 79°21'37" East for a distance of 3579.17 feet to the POINT OF BEGINNING.

PARCEL NO. 3:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence North 89°53'00" West along the north line of the SE¼ for a distance of 439.81 feet to a ½ inch rebar; Thence South 00°12'26" East for a distance of 370.00 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence along a non-tangent curve to the right for a distance of 382.68 feet to a ½ inch rebar, said curve having a radius of 1343.57 feet, a delta angle of 16°19'08", and a long chord bearing of South 37°07'52" East for a distance of 381.38 feet;
Thence North 89°53'00" West for a distance of 1.78 feet to a ½ inch rebar;
Thence South 50°53'32" West for a distance of 3123.08 feet to a 5/8 inch rebar at the South ¼ Corner;
Thence North 00°04'09" West along the west line of the SW¼SE¼ for a distance of 1324.25 feet to a 5/8 inch rebar at the Northwest Corner of the SW¼SE¼;
Thence North 66°37'00" East for a distance of 2393.10 feet to the POINT OF BEGINNING.

PARCEL NO. 4:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence South 00°12'26" East along the east line of Section 35 for a distance of 970.74 feet to the POINT OF BEGINNING;
Thence South 00°12'26" East along said section line for a distance of 356.06 feet to a 5/8 inch rebar at the Southeast Corner of the NE¼SE¼;
Thence North 89°49'42" West along the south line of the NE¼SE¼ for a distance of 425.00 feet to a ½ inch rebar;
Thence South 00°12'26" East for a distance of 1326.39 feet to the south line of Section 35;
Thence North 89°46'25" West along said section line for a distance of 2218.04 feet to a 5/8 inch rebar at the South ¼ Corner;
Thence North 50°53'32" East for a distance of 3123.08 feet to a ½ inch rebar;

Thence South 02°04'39" East for a distance of 297.36 feet to a ½ inch rebar;
Thence South 89°53'00" East for a distance of 202.77 feet to the POINT OF BEGINNING.

PARCEL NO. 5:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 35: The East 425 feet of the SE¼SE¼

SAVE AND EXCEPT the following described:

Commencing at the Southeast Section Corner of said Section 35 from which the South one quarter corner of said Section 35 bears North 89°44'13" West, 2643.04 feet, said Southeast Section corner of said Section 35 being the TRUE POINT OF BEGINNING;

Thence North 89°44'13" West along the South boundary of the SE¼ of said Section 35 for a distance of 220.00 feet;
Thence North 00°10'07" West parallel with the East boundary of the SE¼ of said Section 35 for a distance of 300.00 feet;
Thence South 89°44'13" East parallel with the South boundary of the SE¼ of said Section 35 for a distance of 220.00 feet to a point on the East boundary of the SE¼ of said Section 35;
Thence South 00°10'07" East along the East boundary of the SE¼ of said Section 35 for a distance of 300.00 feet to the Southeast Section corner of said Section 35 and being the TRUE POINT OF BEGINNING.

PARCEL NO. 6:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: SW¼NW¼, NW¼SW¼ SAVE AND EXCEPT the following described:

Commencing at the Southwest Corner of Section 36; Thence North 00°01'00" West for 1326.76 feet along the west boundary of Section 36 to the Southwest Corner of the NW¼SW¼, of said section and being the REAL POINT OF BEGINNING;

Thence South 89°28'51" East for 400.00 feet along the south boundary of said NW¼SW¼;
Thence North 00°01'00" West for 53.00 feet;
Thence North 75°31'08" West for 319.14 feet (shown of record to be 317.00 feet) to a point 130.00 feet North and 91 feet East of the Southwest Corner of said NW¼SW¼;
Thence North 00°01'00" West for 53.00 feet;
Thence North 62°16'57" West for 102.81 feet (shown of record to be 122.00 feet) to a point on the west boundary of said NW¼SW¼, 230.00 feet North of the Southwest Corner thereof;
Thence South 00°01'00" East for 230.00 feet along the west boundary of said NW¼SW¼ to the REAL POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: E½NW¼; NE¼SW¼; S½SW¼ SAVE AND EXCEPT the following described:

Beginning at the South ¼ Corner of said Section 36, which shall be the POINT OF BEGINNING;
Thence North along the East line of the SW¼ of said Section 36 a distance of 725.0 feet;
Thence North 89°44' West, 165.0 feet;
Thence South along a line parallel to the East line of said SW¼, 725.0 feet to the South section line of said Section 36;
Thence South 89°44' East along the Section line 165.0 feet to THE PLACE OF BEGINNING.

TRACT C

PARCEL NO. 1:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 1: S½NW¼, N½SW¼

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: All that part of the North ½ lying South of Interstate 80 N, Project No. I-80N-3(18)191

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the East $\frac{1}{4}$ corner of Section 9, said corner marked by a $\frac{5}{8}$ inch rebar which shall be the TRUE POINT OF BEGINNING;
Thence South $00^{\circ}07'09''$ East (South $00^{\circ}00'23''$ West rec.) along the East line of the SE $\frac{1}{4}$ for a distance of 188.15 feet;
Thence North $73^{\circ}26'07''$ West (North $73^{\circ}14'53''$ East rec.) for a distance of 563.19 feet (563.45 feet rec.) to a $\frac{1}{2}$ inch rebar;
Thence North $83^{\circ}50'44''$ West (North $83^{\circ}41'53''$ West rec.) for a distance of 221.24 feet (221.19 feet rec.);
Thence North $57^{\circ}09'45''$ West (North $57^{\circ}00'53''$ West rec.) for a distance of 135.30 feet;
Thence South $89^{\circ}59'00''$ East for a distance of 872.88 feet to a $\frac{1}{2}$ inch rebar on the East line of the NE $\frac{1}{4}$;
Thence South $00^{\circ}09'17''$ East (South $00^{\circ}00'23''$ East rec.) along said line for a distance of 69.25 feet to the TRUE POINT OF BEGINNING.

Tract No. 2:

Beginning at the East $\frac{1}{4}$ corner of Section 9, said corner marked by a $\frac{5}{8}$ inch rebar;
Thence North $00^{\circ}09'17''$ West (North $00^{\circ}00'23''$ East rec.) along said line for a distance of 69.25 feet to a $\frac{1}{2}$ inch rebar;
Thence North $89^{\circ}59'00''$ West for a distance of 1548.25 feet to a point which shall be the TRUE POINT OF BEGINNING;
Thence South $64^{\circ}13'25''$ West (South $64^{\circ}23'37''$ West rec.) for a distance of 288.88 feet to a $\frac{1}{2}$ inch rebar;
Thence North $64^{\circ}53'34''$ West (North $64^{\circ}46'53''$ West rec.) for a distance of 283.50 feet (283.44 feet rec.) to a $\frac{1}{2}$ inch rebar;
Thence North $51^{\circ}16'34''$ West (North $51^{\circ}09'53''$ West rec.) for a distance of 8.76 feet;
Thence South $89^{\circ}59'00''$ East for a distance of 523.69 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3: (Well)
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: Part of the SE $\frac{1}{4}$, described as follows:

Beginning at the Southeast corner of Section 9, said corner marked by a $\frac{1}{2}$ inch rebar; Thence North $00^{\circ}07'09''$ West along the East line of Section 9 for a distance of 929.85 feet to the POINT OF BEGINNING;
Thence South $89^{\circ}52'51''$ West for a distance of 47.00 feet;
Thence North $00^{\circ}07'09''$ West for a distance of 72.85 feet;
Thence North $89^{\circ}52'51''$ East for a distance of 47.00 feet to the East line of Section 9;
Thence South $00^{\circ}07'09''$ East along the East line of Section 9 for a distance of 72.85 feet to the POINT OF BEGINNING.

PARCEL NO. 4:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 10: S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ and That part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, lying South of Interstate 80N, Project No. I-80N-3(18)191 Highway Survey.

PARCEL NO. 5:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 10: Part of the N $\frac{1}{2}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ Corner of said Section 10; Thence South $0^{\circ}04'39''$ West along the center section line of said Section 10 for a distance of 370.80 feet to the South right-of-way line of Interstate 80N, Project No. I-80N-3(18)191 and being the REAL POINT OF BEGINNING;
Thence from the real point of beginning, South $0^{\circ}04'39''$ West along the center section line of said Section 10 for a distance of 951.05 feet to the Southeast corner of the N $\frac{1}{2}$ NW $\frac{1}{4}$;
Thence North $89^{\circ}58'21''$ West along the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ for a distance of 233.66 feet;
Thence North $0^{\circ}04'39''$ East for a distance of 910.82 feet to the South right-of-way line of the Interstate 80N;
Thence North $79^{\circ}57'46''$ East along the South right-of-way line of Interstate 80N for a distance of 223.00 feet;
Thence North $84^{\circ}56'39''$ East along the South right-of-way line of Interstate 80N for a distance of 14.19 feet to the REAL POINT OF BEGINNING;

PARCEL NO. 6:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 10: That part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, lying South of Interstate 80N, Project No. I-80N-3(18)191 Highway Survey

SAVE AND EXCEPT the following described:

Commencing at the South ¼ Corner of Section 10; Thence North 0°13'46" West, 4720.29 feet along the North-South centerline of Section 10 to the REAL POINT OF BEGINNING;
Thence from this real point of beginning, South 83°45'07" East, 415.31 feet;
Thence North 0°31'32" East, 280.49 feet to the South boundary of a frontage road along the Interstate Highway;
Thence along the South boundary of said frontage road South 84°42'57" West, 417.98 feet to the North-South centerline said Section 10;
Thence along said North-South centerline, Section 10 South 0°13'46" East, 196.79 feet to the REAL POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 12: S½NW¼, SW¼ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at a point on the Westerly boundary of said SW¼NW¼, said point lies due South, 2,297.5 feet of the Northwest corner of said Section 12;
Thence running South 85°41' East for 321.4 feet;
Thence South 9°00' West for 227.0 feet;
Thence due West for 285.0 feet to a point on the Westerly boundary of said SW¼NW¼;
Thence due North for 248.3 feet to THE TRUE POINT OF BEGINNING.

Tract No. 2:

Beginning at the Southwest section corner of Section 12, said corner marked by a ½ inch rebar which shall be to the POINT OF BEGINNING;
Thence North 00°18'27" East along the West line of the SW¼ for a distance of 208.71 feet;
Thence North 89°24'46" East for a distance of 22.76 feet to a ½ inch rebar;
Thence North 89°24'46" East for a distance of 185.95 feet to a ½ inch rebar;
Thence South 00°18'27" West for a distance of 185.38 feet to a ½ inch rebar;
Thence South 00°18'27" West for a distance of 23.33 feet to the South line of the SW¼;
Thence South 89°24'46" West along said line for a distance of 208.71 feet to THE POINT OF BEGINNING.

PARCEL NO. 8:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 7: S½SE¼, SE¼SW¼

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 7: Part of Lots 7 and 8, more particularly described as follows:

Commencing at the Southwest corner of said Section 7, Thence South 89°57'00" East along the South boundary of the SW¼ of said Section 7 for a distance of 892.00 feet, Thence North 01°38'00" West for a distance of 134.35 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 01°38'00" West for a distance of 174.65 feet;
Thence South 89°57'00" East parallel with the South boundary of the SW¼ of said Section 7 for a distance of 9.88 feet to a point on an existing fence line;
Thence South 01°36'26" West along the existing fence line for a distance of 174.64 feet to the TRUE POINT OF BEGINNING.

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 7: Lots 7 and 8 and that part of Lots 5 and 6, described as follows:

Commencing at center of the property line fence corner post at the Southwest corner of Lot 6 of said Section;
Thence running North along line of property line fence, 92.8 feet to a stake;
Thence South 89°50' East, along fence line, 251.5 feet to center of fence post on North and South fence line, which post is 92.5 feet North of boundary line fence between Lots 6 and 7 of said Section;
Thence South 86°44' East, 719 feet to a point on North and South fence line, which point is 60 feet North of boundary line fence line between Lots 6 and 7 of said Section;
Thence South 65°10' East, 146 feet to a point on line of boundary line fence between Lots 5 and 6 and Lots 7 and 8 of said Section, which point is 133 feet East from corner post on North and South fence line;

Thence Westerly along line of boundary line fence between Lots 5 and 6 and Lots 7 and 8 of said Section, 1104 feet to PLACE OF BEGINNING.

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Commencing at the Southwest corner of said Section 7; Thence Easterly along the Southerly boundary of said Section 7, South 89°57'00" East, 892.00 feet to the TRUE POINT OF BEGINNING;
Thence continuing Easterly along the Southerly boundary of said Section 7, South 89°57'00" East, 250.00 feet;
Thence North 1°38'00" West, 309.00 feet;
Thence Westerly parallel with the Southerly boundary of said Section 7, North 89°57'00" West, 250.00 feet;
Thence South 1°38'00" East, 309.00 feet to THE TRUE POINT OF BEGINNING.

Tract No. 2:

Commencing at the Southwest corner of said Section 7, Thence South 89°57'00" East along the South boundary of the SW¼ of said Section 7 for a distance of 884.40 to the TRUE POINT OF BEGINNING;
Thence North 01°36'26" East along an existing fence line for a distance of 373.03 feet;
Thence North 87°28'45" East along an existing fence line for a distance of 236.43 feet;
Thence South 01°38'00" East for a distance of 74.66 feet;
Thence North 89°57'00" West parallel with the South boundary of the SW¼ of said Section 7 for a distance of 240.12 feet to a point on an existing fence line;
Thence South 01°36'26" West along the existing fence line for a distance of 174.64 feet;
Thence South 01°38'00" East for a distance of 134.35 feet to a point on the South boundary SW¼ of said Section 7;
Thence North 89°57'00" West along the South boundary of the SW¼ of said Section 7 for a distance of 7.60 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 9:

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: W½SW¼ and That part of the NW¼NW¼, lying South of Interstate 80N Project No. I-80N-3(18)191 Highway Survey.

Section 14: NW¼NW¼

Section 15: N½NE¼; NW¼

Section 16: E½

PARCEL NO. 10:

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 8: N½SW¼, S½NW¼, S½NE¼ and All That part of the N½N½ lying South of Interstate 84N, Project No. I084N- 3(16)191 Highway Survey Right of Way.

SAVE AND EXCEPT that portion of the W½NW¼ of said Section 8, deeded to the State of Idaho for Interstate 80N Project No. I-80N-3(18)191 Highway Survey as revealed in Warranty Deed given by F.F. Phillips, also known as Forest F. Phillips and Ester Phillips, husband and wife, dated September 23, 1964, recorded October 13, 1964 in Book 177 Page 300 as Instrument Number 160921, Jerome County records.

Also SAVE AND EXCEPT that part of the NE¼NE¼ more particularly described as follows:

Beginning at the Northeast corner of Section 8, said corner marked by a ½ inch rebar; Thence South 00°13'58" East along the East section line for a distance of 274.99 feet to a ½ inch rebar on the south right-of-way of a frontage road on the South side of Interstate 80 which shall be the TRUE POINT OF BEGINNING;
Thence South 00°13'58" East along the East section line for a distance of 228.00 feet to a ½ inch rebar;
Thence North 89°49'32" West for a distance of 108.51 feet to a ½ inch rebar;
Thence North 39°04'07" West for a distance of 294.39 feet to a ½ inch rebar on the south right-of-way of frontage road on the South side of Interstate 80;
Thence South 89°49'32" East along said line for a distance of 293.12 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 11:

TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: That part of the N½NE¼ lying South of the right of way of Interstate 80N deeded to the State of Idaho by Deed recorded March 24, 1964, in Book 177 Page 96, Jerome County records.

Section 11: NW¼, S½NE¼; N½SW¼ lying North of Lateral "C" of the North Side Canal Co., Ltd.;

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Interstate 80N, Project No. 1-80N-3(14)185, Highway Survey described as follows:

Beginning at the Northwest corner of Section 11, which shall be the POINT OF BEGINNING;
Thence South 89°28'14" East a distance of 2641.35 feet to the North quarter corner;
Thence South 0°16'46" West a distance of 305.59 feet;
Thence North 89°23'39" West, 1950.18 feet;
Thence South 63°44'40" West, 550.64 feet;
Thence North 89°34'09" West, 160 feet;
Thence South 1°41'41" West, 680.17 feet;
Thence North 89°34'09" West, 25 feet to a point on the West line of said Section 11;
Thence North 0°25'51" East along said West line, 1231.48 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at the Northwest corner of said NW¼ of Section 11; Thence along the West boundary line of said NW¼, South 0°25'51" West for 2395.35 feet to the REAL POINT OF BEGINNING;
Thence South 89°34'09" East for 406.01 feet;
Thence South 0°25'51" West for 239.71 feet along a line parallel to the West boundary line of said NW¼;
Thence North 89°34'09" West, 406.01 feet to a point on the West boundary line of said NW¼;
Thence North 0°25'51" East for 239.71 feet along said West boundary line to THE REAL POINT OF BEGINNING.

Tract No. 3:

Beginning at the West ¼ section corner of Section 11, said corner marked by a 5/8 inch rebar; Thence North 00°17'29" East along the West line of the NW¼ for a distance of 431.95 feet to the POINT OF BEGINNING;
Thence North 00°17'29" East continuing along said line for a distance of 201.65 feet;
Thence North 89°13'49" East for a distance of 24.15 feet to a ½ inch rebar;
Thence North 89°13'49" East for a distance of 191.87 feet to a ½ inch rebar;
Thence South 00°17'29" West for a distance of 201.65 feet to a ½ inch rebar;
Thence South 89°13'49" West for a distance of 189.72 feet to a ½ inch rebar;
Thence South 89°13'49" West for a distance of 26.31 feet to the POINT OF BEGINNING.

Tract No. 4:

Beginning at the West ¼ section corner of Section 11, said corner marked by a 5/8 inch rebar;
Thence North 00°17'29" East along the West line of the NW¼ for a distance of 243.55 feet to the POINT OF BEGINNING;
Thence North 00°17'29" East continuing along said line for a distance of 188.40 feet;
Thence North 89°13'49" East for a distance of 26.31 feet to a ½ inch rebar;
Thence North 89°13'49" East for a distance of 189.72 feet to a ½ inch rebar;
Thence South 19°56'18" East for a distance of 205.05 feet to a ½ inch rebar;
Thence North 89°42'29" West (North 89°34'09" West, rec.) for a distance of 261.89 feet to a ½ inch rebar;
Thence North 89°42'29" West (North 89°34'09" West, rec.) for a distance of 25.00 feet to THE POINT OF BEGINNING.

PARCEL NO. 13:

A tract of land located in the S½SW¼ of Section 36, Township 9 South, Range 20 East of the Boise Meridian; Government Lot 1 of Section 2 and Government Lots 3 and 4 of Section 1, Township 10 South, Range 20 East of the Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Beginning at the corner common to said Sections 1, 2, 35 and 36, which shall be the POINT OF BEGINNING;
Thence North 0°20'35" West a distance of 1280.70 feet along the Westerly boundary of said S½SW¼ Section 36 to the Southerly boundary of the Union Pacific Railroad Property;
Thence North 88°10'58" East a distance of 1608.35 feet along the Southerly boundary of said Railroad property to the Northerly boundary of said S½SW¼;
Thence North 89°40'56" East a distance of 1017.98 feet along said Northerly boundary to the Northeast corner of said S½NW¼;
Thence South 0°00'30" East a distance of 1327.13 feet to the Southeast corner of said S½SW¼ and the Northeast corner of said Government Lot 3;
Thence South 0°15'30" East a distance of 1413.39 feet along the Easterly boundary of said Government Lot 3 to the Southeast corner thereof;
Thence South 89°47'53" West a distance of 1312.50 feet to the Southwest corner of said Government Lot 3 and the Southeast corner of said Government Lot 4;

Thence South 89°47'53" West a distance of 576.92 feet along the Southerly boundary of said Government Lot 4;
Thence North 17°22'20" West a distance of 125.24 feet;
Thence South 89°02'03" West a distance of 412.47 feet;
Thence North 62°38'21" West a distance of 347.57 feet;
Thence North 63°27'27" West a distance of 157.25 feet;
Thence North 45°37'23" West a distance of 199.44 feet;
Thence North 34°48'10" West a distance of 235.24 feet;
Thence North 30°54'48" West a distance of 853.25 feet to the Northerly boundary of said Government Lot 1 Section 2;
Thence North 89°49'52" East a distance of 879.33 feet along the Northerly boundary of said Government Lot 1 to the POINT OF BEGINNING.

PARCEL NO. 14:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 2: SW¼

SAVE AND EXCEPT that portion deeded to the State of Idaho by right-of-way Deed recorded October 28, 1941 in Book 121 Page 350, Jerome County records, AND EXCEPTING THEREFROM that portion Deeded to the State of Idaho by Warranty Deed recorded April 20, 1964 in Book 177 Page 132, Jerome County records.

ALSO EXCEPTING THEREFROM the following described:

Beginning at the West ¼ Corner of Section 2, marked with a 5/8 inch rebar pin and survey cap, the TRUE POINT OF BEGINNING;
Thence South 89°38'47" East 505.28 feet along the Northerly boundary of said N½SW¼;
Thence South 0°03'42" West 172.42 feet;
Thence North 89°38'47" West 505.28 feet to the Westerly boundary of Section 2;
Thence North 0°03'42" East 172.42 feet along said Westerly boundary to the TRUE POINT OF BEGINNING.

PARCEL NO. 15:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: S½SW¼ and that part of the N½SW¼ lying South of the C-33 Lateral Canal of the North Side Canal Company, Ltd.

Section 16: Lots 2 and 3 SAVE AND EXCEPT the following described:

Commencing at the Northwest Corner of Section 16, said corner marked by a 5/8 inch rebar with copper cap which shall be THE POINT OF BEGINNING;
Thence South 89°37'17" East along said section line for a distance of 1256.40 feet;
Thence South 04°42'22" West for a distance of 25.07 feet to a ½ inch rebar;
Thence South 04°42'22" West for a distance of 531.74 feet to a ½ inch rebar;
Thence South 04°42'22" West for a distance of 10.04 feet to the Rim of the Snake River Canyon;
Thence North 69°58'48" West along said canyon rim for a distance of 28.26 feet;
Thence North 44°30'03" West along said canyon rim for a distance of 73.22 feet;
Thence North 28°11'55" West along said canyon rim for a distance of 56.18 feet;
Thence North 65°50'28" West along said canyon rim for a distance of 113.26 feet;
Thence North 68°34'09" West along said canyon rim for a distance of 167.96 feet;
Thence South 69°09'13" West along said canyon rim for a distance of 74.51 feet;
Thence North 81°33'04" West along said canyon rim for a distance of 265.46 feet;
Thence North 71°49'40" West along said canyon rim for a distance of 26.23 feet to a ½ inch rebar;
Thence South 84°14'17" West along said canyon rim for a distance of 38.92 feet;
Thence South 82°44'57" West along said canyon rim for a distance of 63.12 feet;
Thence South 29°21'45" West along said canyon rim for a distance of 9.92 feet;
Thence South 87°51'41" West along said canyon rim for a distance of 25.97 feet;
Thence North 86°04'36" West along said canyon rim for a distance of 74.45 feet;
Thence North 69°59'39" West along said canyon rim for a distance of 52.18 feet;
Thence South 72°09'24" West along said canyon rim for a distance of 79.68 feet;
Thence North 85°18'47" West along said canyon rim for a distance of 15.47 feet;
Thence North 64°06'31" West along said canyon rim for a distance of 119.92 feet;
Thence North 61°57'11" West along said canyon rim for a distance of 37.70 feet to the West line of Section 16;
Thence North 00°09'03" West along said section line for a distance of 40.05 feet to a ½ inch rebar;
Thence North 00°09'03" West along said section line for a distance of 245.00 feet to THE POINT OF BEGINNING.

PARCEL NO. 16:

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northeast corner of Section 11 and being the REAL POINT OF BEGINNING;
Thence South 00°05'41" East, 1372.53 feet along the East boundary of said N½NE¼ to a found BLM brass cap at the Southeast corner thereof;
Thence North 89°09'24" West, 661.41 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1366.86 feet to a point on the North boundary of Section 11;
Thence South 89°38'52" East, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

PARCEL NO. 17:
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northeast corner of Section 11, said point lies South 89°38'52" East, 2645.37 feet from the North Quarter corner of Section 11; Thence North 89°38'52" West, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING;
Thence South 00°05'41" East, 1366.86 feet to a point on the South boundary of the N½NE¼ of Section 11;
Thence North 89°09'24" West, 661.41 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1361.19 feet to a point on the North boundary of Section 11;
Thence South 89°38'52" East, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

PARCEL NO. 18:
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northeast corner of Section 11, said point lies South 89°38'52" East, 2645.37 feet from the North Quarter corner of Section 11; Thence North 89°38'52" West, 1322.68 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING;
Thence South 00°05'41" East, 1361.19 feet to a point on the South boundary of the N½NE¼ of Section 11;
Thence North 89°09'24" West, 661.41 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1355.52 feet to a point on the North boundary of Section 11;
Thence South 89°38'52" East, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

PARCEL NO. 19:
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northwest corner of said N½NE¼ and being the REAL POINT OF BEGINNING;
Thence South 00°09'30" East, 1349.88 feet along the West boundary of said N½NE¼ to a found BLM brass cap at the Southwest corner thereof;
Thence South 89°09'24" East, 659.91 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1355.52 feet to a point on the North boundary of Section 11;
Thence North 89°38'52" West, 661.35 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

After Recording Return To Preparer:

Conterra Agricultural Capital, LLC
5465 Mills Civic Parkway, Suite 201
West Des Moines, IA 50266
Attention: Mark A. Smith

[Space Above This Line For Recording Data]

25565850

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

1. **Definitions.** As used in this document, capitalized terms defined in the Loan Agreement that are not otherwise defined herein shall have the meanings given to them in the Loan Agreement. In addition, as used herein:

"Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

"Borrowers" means Standlee Hay Company, Inc., an Idaho corporation, Standlee Holding Co., an Idaho limited partnership, Standlee Group, LLC, a Delaware limited liability company, Standlee Premium Products, LLC, an Idaho limited liability company, Standlee Trading Company, LLC, an Idaho limited liability company, Standlee Export Products, LLC, an Idaho limited liability company, SPWF Holdings, LLC, an Idaho limited liability company, Standlee Family Limited Partnership, an Idaho limited partnership, and SPWF Livestock, LLC, an Idaho limited liability company.

"Grantors" means SPWF Holdings, LLC, an Idaho limited liability company, and Standlee Family Limited Partnership, an Idaho limited partnership, each separately to the extent of its respective separate right, title and interest in and to the Property. Grantors' address is 22349 Kimberly Road, Suite E, Kimberly, Idaho 83341. Grantors are, separately to the extent of its respective separate right, title and interest in the Property, the mortgagors under this Security Instrument.

"Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. "Electronic Funds Transfer" includes, without limitation, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

"Event of Default" has the meaning set forth in Article VIII of the Loan Agreement of the Loan Documents.

“Lender” means Conterra Agricultural Capital, LLC. Lender is a limited liability company organized and existing under the laws of Iowa. Lender’s address is 5465 Mills Civic Parkway, Suite 201, West Des Moines, Iowa 50266. Lender is the mortgagee under this Security Instrument.

“Loan” means the debt evidenced by the Note, plus interest, in each case, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

“Loan Agreement” means the Loan Agreement, dated the date hereof, entered into by and between Borrowers and Lender.

“Loan Parties” means Grantors, Borrowers, and any other Person now or hereafter guarantying or granting any security interest in or other lien to secure all or any portion of the Secured Obligations.

“Miscellaneous Proceeds” means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 6) for: (a) damage to, or destruction of, the Property; (b) condemnation or other taking of all or any part of the Property; (c) conveyance in lieu of condemnation; or (d) misrepresentations of, or omissions as to, the value and/or condition of the Property.

“Note” means the promissory note made by Borrowers and dated the date hereof, payable to the order of Lender in the face principal amount of _____, plus interest, with a final maturity date of September 10, 2035.

“Person” means any individual, entity, corporation, limited liability company, partnership, trust or other organized group of persons.

“Property” has the meaning specified in Section 2 hereof.

“Riders” means those certain riders to this Security Instrument that are executed by Grantors.

“Security Instrument” means this document, which is dated September 10, 2025, together with all Riders to this document.

As used in this Security Instrument: (a) pronouns and other references to any gender shall include all genders; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word “may” gives sole discretion without any obligation to take any action.

2. Granting Clause. To secure to Lender (a) the repayment of the Loan and all renewals, extensions and modifications of the Note; and (b) the performance of Loan Parties' covenants and agreements under this Security Instrument, the Note, and the other Loan Documents; and (c) all other obligations of Loan Parties to Lender, now existing or hereafter arising, whether direct or indirect, contingent or absolute, and whether as maker or surety, including, without limitation, future advances and amounts advanced and expenses incurred by Lender pursuant to the Loan Documents (collectively, the "**Secured Obligations**"), Grantors irrevocably mortgage, grant, pledge, bargain, assign, transfer, warrant, and convey to Lender, with power of sale and right of entry and possession the following described property located in Jerome County, Idaho (the "**Land**"):

See Exhibit A attached hereto and made a part hereof.

subject only to those matters set forth in the Permitted Prior Encumbrance Rider, if any such Rider is attached to this Security Instrument ("**Permitted Prior Encumbrances**");

TOGETHER WITH all buildings, improvements, affixed equipment, fixtures and permanent plantings located in or on the Land or appurtenant thereto, and all additions, replacements, and improvements hereafter made thereto or placed therein or thereon; all rights-of-way, easements, rents, issues, profits, income, proceeds and general intangibles therefrom, tenements, hereditaments, remainders, reversions, privileges and appurtenances thereunto belonging, however evidenced which are used or enjoyed in connection with the Land now or hereafter owned or belonging to the same or which hereafter may be acquired and so used or enjoyed;

TOGETHER WITH all water and water rights now owned or hereafter acquired by any Grantor and howsoever evidenced, whether such water and water rights are riparian, appropriative or otherwise and whether or not appurtenant to the Land, along with all ditch and ditch rights and any shares of stock, licenses, permits and contracts evidencing such water or ditch rights, and all wells, reservoirs, dams, ponds and storage rights, springs and spring rights, leased project water, embankments or fixtures relating thereto (collectively, "**Water Rights**"), as well as all Water Rights set forth in the Water Rights Rider, if any such Rider is attached to this Security Instrument;

TOGETHER WITH all fixtures and tangible personal property owned by any Grantor and located on the Land, including all windmills, pumps, irrigation equipment, motors, engines, and devices of every kind now or hereafter used for or in connection with the irrigation of the Land, or for stock watering or domestic purposes thereon, and all grain bins and storage bins, which are owned by Grantors and which are located on the Land, together with all additional accessions, replacements, improvements, repairs and substitutions to said property and the proceeds thereof and all other fixtures now or hereafter located upon the Land, all of which are declared to be appurtenant to the Land, or incident to the ownership thereof, or used in connection therewith;

TOGETHER WITH all judgments, awards of damages, settlements and payments or security (a) hereafter made as a result of or in lieu of any taking of all or any part of the Land or other property described herein under the power of eminent domain or for any damage to the Land or other property described herein and/or the improvements located thereon, or any part thereof, and (b) hereafter made for any damage to the Land or other property described herein and/or the improvements located thereon, or any part thereof resulting from exercise of or attempted exercise of mining rights or claims, however reserved or asserted, and resulting from the disturbance of any of the surface of the Land. Grantors do hereby covenant and agree that Grantors will not give such consent as may be required of the owner for mining or other surface

disturbance by the terms of any patent, deed, statute, law or otherwise, without the prior written consent of Lender;

TOGETHER WITH all proceeds of and any unearned premiums on any insurance policies covering the Land and/or the improvements and other fixtures located thereon, including, without limitation, the right to receive and apply the proceeds of any insurance judgments, or settlements made in lieu thereof, for damage to the real property and/or the improvements located thereon or the indebtedness secured thereby;

TOGETHER WITH all contract rights, chattel paper, documents, accounts and general intangibles, rights to performance, entitlement to payment in cash or in kind, or any other benefits under any current or future governmental program which pertain to the Land and the fixtures located thereon, whether now or hereafter existing or acquired;

TOGETHER WITH all grazing leases, permits, allotments, licenses, and privileges covering state or federally owned lands used or operated in connection with the Land (collectively, "***Grazing Permits***"), together with all renewals of such Grazing Permits and any Grazing Permits acquired in the future, as well as all Grazing Permits set forth if the Grazing Permits Rider, if any such Rider is attached to this Security Instrument;

TOGETHER WITH all cash and noncash proceeds of the conversion, voluntary or involuntary, of any of the foregoing; and

TOGETHER WITH any and all of Grantors' right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water sewer systems now or in the future serving the Land.

All replacements and additions shall also be covered by this Security Instrument.

All of the foregoing is referred to in this Security Instrument as the "***Property***."

3. [RESERVED]

4. Grantors' Rights. Grantors covenant that Grantors are lawfully seised of the estate hereby conveyed and have the right to grant and convey the Property, including the right to grant liens and encumbrances on the Property, and that the Property is unencumbered, except for encumbrances of record and specifically those Permitted Prior Encumbrances, if any, set forth in the Permitted Prior Encumbrances Rider if such Rider is attached to this Security Instrument. Grantors warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

5. Charges; Liens. Grantors shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any.

Grantors shall promptly discharge any lien which has priority over this Security Instrument unless Grantors: (a) agree in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Grantors are performing such agreement; (b) contest the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secure from the holder of the lien an agreement satisfactory to Lender subordinating

the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Grantors a notice identifying the lien. Within ten (10) days of the date on which that notice is given, Grantors shall satisfy the lien or take one or more of the actions set forth above in this Section 5.

Lender may require Grantors to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with the Loan.

6. Property Insurance. Grantors shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Grantors subject to Lender's right to disapprove Grantors' choice, which right shall not be exercised unreasonably. Lender may require Grantors to pay, in connection with the Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Grantors shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Grantors.

If Grantors fail to maintain any of the coverages described above, such failure shall constitute a default under the terms of this Security Instrument and the Note, and Lender may obtain insurance coverage, at Lender's option and Grantors' expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Grantors, Grantors' equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Grantors acknowledge that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Grantors could have obtained. Any amounts disbursed by Lender under this Section 6 shall become additional debt of Grantors secured by this Security Instrument. These amounts shall bear interest at the highest rate, from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Grantors requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Grantors shall promptly give to Lender all receipts of paid premiums and renewal notices. If Grantors obtain any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Grantors shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Grantors. Unless Lender and Grantors otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the

work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Grantors any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Grantors shall not be paid out of the insurance proceeds and shall be the sole obligation of Grantors. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantors. Such insurance proceeds shall be applied as provided in this Security Instrument and the other Loan Documents.

If Grantors abandon the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Grantors do not respond within thirty (30) days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The thirty (30)-day period will begin when the notice is given. In either event, or if Lender acquires the Property by foreclosure or otherwise, Grantors hereby assign to Lender (a) Grantors' rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Grantors' rights (other than the right to any refund of unearned premiums paid by Grantors) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

7. Preservation, Maintenance and Protection of the Property; Inspections. Grantors shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Grantors shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 6 that repair or restoration is not economically feasible, Grantors shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Grantors shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Grantors are not relieved of Grantors' obligation for the completion of such repair or restoration.

Grantors will operate the Property in a good and workmanlike manner and in accordance with all Applicable Law and will pay all fees and charges of any kind in connection therewith. Grantors will use, and cause any tenant to use, good farming and animal husbandry practices.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Grantors notice at the time of or prior to such an interior inspection specifying such reasonable cause.

Grantors shall maintain the Water Rights during the term of Loan at a level and of a nature sufficient to provide the continuing, enforceable right to receive irrigation water on the Property from such sources, in such quantities and at such times and locations as have historically been available to the Property without interruption or substantially increased cost and in any event sufficient to provide adequate water and/or drainage to continue the current and proposed agricultural operations on the Property. All existing Water Rights benefiting or available to the Property shall be maintained in full force and effect for the

benefit of the Property by Grantors and applied to beneficial use so as to maintain the validity and priority of such rights. Grantors shall fully comply with, and not permit a default to occur under any water licenses, permits or delivery contracts used to provide water to the Property and shall timely exercise all renewal or extension rights in such contracts. Grantors shall not modify, amend or terminate any Water Rights without Lender's prior written consent. Grantors shall comply with the rules, regulations and ordinances of any water district, water agency or groundwater management agency in which the Property or any portion thereof is located and pay all related fees and assessments prior to delinquency. All irrigation wells and related facilities used to deliver irrigation water to any portion of the Property shall remain physically located within the boundaries of such Property or the subject of valid, enforceable easements appurtenant to the Property and encumbered hereby. If the use of any irrigation facilities or water serving the Property requires consent or the use of other property, Grantors shall maintain in effect all requisite easements or other legally enforceable and assignable rights to use such facilities and/or water to service the Property. Grantors shall notify Lender if the irrigation water supply to any portion of the Property is interrupted or subject to interruption for any reason other than temporarily for routine maintenance or repairs in a manner that does not impair the operation of the Property.

Grantors shall renew all Grazing Permits upon or prior to their expiration date, execute any instrument deemed necessary by Lender to effect a collateral assignment or waiver of such renewals to Lender, and pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing all of such Grazing Permits and all renewals thereof. Grantors shall take no action which would adversely affect any of such Grazing Permits or Grantors' preference status thereunder. In the event of foreclosure of this Security Instrument, Grantors will waive all claims for preference under any such Grazing Permits upon demand from the purchaser at foreclosure sale of the Land, or any successor to such purchaser. Grantors further agree that the lands covered by any lease, permit or privilege which Grantors, with the consent of Lender, shall substitute for the Grazing Permits, shall be subject to the provisions of this Security Instrument. Upon foreclosure and sale of the Land, title to the improvements held by Grantors on any federal or state lands covered by the Grazing Permits, together with Grantors' right to be paid the reasonable value thereof, shall pass free of all encumbrances other than those of the United States to the purchaser at such sale, and Lender is hereby authorized to execute, at its option, on behalf of Grantors, a bill of sale for such improvements. If title in fee simple to any of the lands covered by the Grazing Permits (or to any other lands) shall hereafter be acquired by Grantors, it is understood and agreed that such lands shall, upon such acquisition, become subject to the lien of this Security Instrument to the same extent as though such lands had originally been included herein as part of the Land, and further, that all of the terms, covenants, conditions and stipulations of this Security Instrument, applicable to the Property, shall extend and be applicable to any lands hereafter so acquired. Grantors shall execute any documents reasonably requested by Lender to perfect or document the pledge of the Grazing Permits to Lender.

8. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Grantors fail to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Grantors have abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; (c) paying reasonable and documented attorneys' fees to protect its interest in the Property and/or rights under this Security

Instrument, including its secured position in a bankruptcy proceeding, (d) perform any farming operations related to the planting, growing, maintenance, and harvesting of crops located on the Property, and (e) perform any ranching operations related to any animals located on the Property. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may act under this Section 8, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 8. Lender may perform these or any other actions it deems necessary in Lender's sole discretion to preserve the value of the Property, and/or assign to others the right to do same on behalf of Lender. Lender may make advances under this Security Instrument or other instrument providing security for the Note, to protect the Lender's interest in this Security Instrument or other instrument providing security for the Note from loss of value or damage. Any money so advanced (including reasonable and documented costs of recovery and attorneys' fees) plus interest at the default rate indicated in the Note shall be due and payable by Grantors on demand and is an obligation secured by this Security Instrument.

If this Security Instrument is on a leasehold, Grantors shall comply with all the provisions of the lease. Grantors shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Grantors shall not, without the express written consent of Lender, alter or amend the ground lease. If any Grantor acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

9. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender. If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantors. The Miscellaneous Proceeds shall be applied as provided in this Security Instrument and the other Loan Documents.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantors.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Grantors and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the

partial taking, destruction, or loss in value. Any balance shall be paid to Grantors.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Grantors and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Grantors, or if, after notice by Lender to Grantors that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Grantors fail to respond to Lender within thirty (30) days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "***Opposing Party***" means the third party that owes Grantors Miscellaneous Proceeds or the party against whom Grantors have a right of action in regard to Miscellaneous Proceeds.

The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property as provided in this Security Instrument shall be applied in accordance with Section 3.3 of the Loan Agreement.

10. Grantors Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument shall not operate to release the lien of this Security Instrument or the liability of Grantors or any other Loan Party under this Security Instrument or any other Loan Document. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

11. Joint and Several Liability; Cosigners. Any and all obligations and liabilities under this Security Instrument shall be joint and several.

12. Loan Charges. Lender may charge Grantors fees for services performed in connection with any Event of Default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Grantors shall not be construed as a prohibition on the charging of such fee.

13. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 13, "***Interest in the Property***" means any legal or beneficial interest in the Property, including, without limitation, those beneficial interests transferred in a bond for deed, installment sales contract, or escrow agreement, the intent of which is the transfer of title by any Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if any Loan Party is not a natural person and a beneficial interest in such Loan Party is assigned, sold, encumbered, conveyed, or otherwise transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. If Lender requires immediate payment in full

of all sums secured by this Security Instrument pursuant to the immediately preceding sentence, Lender shall provide Borrowers with notice which such notice shall give Borrowers a period of thirty (30) days from the date of such notice to pay all sums secured by this Security Instrument. In the event Borrowers fail to pay such sums prior to the expiration of such thirty (30)-day period, Lender may invoke any and all remedies permitted by the Notes, this Security Instrument, and the other Loan Documents without further notice or demand.

14. Sale of Note. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Grantors.

15. Hazardous Substances. As used in this Section 15: (a) "**Hazardous Substances**" means those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "**Environmental Law**" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "**Environmental Cleanup**" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) "**Environmental Condition**" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Grantors shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Grantors shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Grantors shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Grantors have actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Grantors learn, or are notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Grantors shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for Environmental Cleanup. Grantors agree to indemnify and hold Lender free and harmless from and against all loss, costs (including attorneys' fees and costs), damage (including consequential damages), and expenses Lender may sustain by reason of the assertion against Lender by any third-party of any claim in connection with Hazardous Substances on, in, or affecting the Property, and shall pay any such attorneys' fees and other costs and expenses Lender incurs in connection therewith.

16. Additional Property Subject To This Security Instrument. This Security Instrument also constitutes a security agreement within the meaning of the Uniform Commercial Code as adopted in the State of Idaho (the "**UCC**") with respect to all fixtures and personal property included in the Property as described above (the "**Personal Property**"). All of the terms, provisions, conditions and agreements

contained in this Security Instrument pertain and apply to the Personal Property as fully and to the same extent as to any other property covered. The provisions of this Section 16 shall not limit the generality or applicability of any other provision of this Security Instrument but shall be in addition thereto.

17. Fixture Filing. From the date of its recording, this Security Instrument shall be effective as a financing statement filed as a fixture filing under the UCC with respect to the Personal Property. For purposes of such financing statement, the names and addresses of the "debtor" and "secured party" are the names and addresses of Grantors and Lender, respectively, as set forth in Section 1 hereof.

18. Use of Property; Compliance With Law. Grantors shall not seek, agree to or make a change in the permitted use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Grantors shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

19. Assignment of Leases. Upon Lender's request after any default under this Security Instrument, the Note, or any other Loan Document, Grantors shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph, the word "lease" shall mean "sublease" if this Security Instrument is on a leasehold.

20. Assignment of Rents; Appointment of Receiver; Lender In Possession. Grantors absolutely and unconditionally assign and transfer to Lender all of Grantors' right, title and interest in and to the rents and revenues ("**Rents**") of the Property, regardless of to whom the Rents of the Property are payable. Grantors authorize Lender or Lender's agents to collect the Rents and agree that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Grantors may receive the Rents until Lender has given notice to the tenant(s) following an Event of Default that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

Upon notice by Lender following an Event of Default, (a) all Rents received by Grantors shall be held by Grantors in trust for the benefit of Lender only, to be applied to the sums secured by this Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Grantors agree that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless Applicable Law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorneys' fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by this Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness secured by this Security Instrument.

Grantors represent and warrant that Grantors have not executed any prior assignment of the Rents

and have not performed, and will not perform, any act that would prevent Lender from exercising its rights under this Section 20.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by this Security Instrument are paid in full.

21. Cross-Default. The occurrence of any default or event of default (however defined) by any of the Borrowers under any bond, debenture, note, securitization or other evidence of indebtedness or similar obligation of such of the Borrowers, or under any indenture, loan agreement, credit agreement, security agreement, mortgage, deed of trust or other instrument or agreement under which any such evidence of indebtedness or similar obligation has been issued or by which it is governed or secured, and (in each case) the expiration of the applicable grace period, if any, specified in such evidence of indebtedness, indenture, or other instrument, shall constitute a default under this Security Instrument and an event of default under the Note.

22. Cross-Collateralization. In addition to the Note, all liens, security interests, assignments, suretyship obligations, stock pledges, rights and remedies granted to the Lender in the Loan Documents secure all obligations, debts and liabilities, plus interest thereon, of each and every Borrowers to the Lender, as well as claims by the Lender against each and every Borrowers, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, absolute or contingent, whether any Borrowers may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

23. Remedies. Upon the occurrence and during the continuance of an Event of Default, in addition to any other rights, remedies, and powers that Lender may have under the other Loan Documents or as provided by law, Lender (either personally or by its agents, nominees, or attorneys) may immediately take such action, without notice or demand, as it deems advisable to protect and enforce the lien and security interest hereof and its rights hereunder, including without limitation the following actions, each of which may be pursued in its own name or in the name of Grantors, concurrently or otherwise, at such time and in such manner as Lender may determine in its sole discretion, without impairing or otherwise affecting the other rights, remedies, and powers of Lender:

(a) Entry and Possession. (i) Enter upon and take possession of the Property, with or without the appointment of a receiver or an application therefor; (ii) dispossess and exclude Grantors and their agents and servants wholly therefrom by summary proceedings or otherwise; (iii) take possession of all books, records, and accounts relating thereto; (iv) use, operate, manage, control, insure, maintain, repair, restore, improve, alter, and otherwise deal with all and every part of the Property and conduct the business thereat; (v) make, cancel, enforce, or modify leases and obtain and evict tenants; (vi) demand, sue for, collect, and receive the rents, incomes, issues, and profits of the Property and apply the same, after payment of all charges and expenses (including reasonable and documented attorneys' fees and expenses), on account of the Secured Obligations; or (vii) require Grantors to transfer and assign to Lender, in form satisfactory to Lender, Grantors'

interest as lessor in any lease now or hereafter affecting the whole or any part of the Property, it being understood that in the event Grantors fail to render an assignment of leases to Lender this document shall upon the occurrence of any Event of Default serve as a de facto notice of such assignment to any interested party.

(b) Acceleration. Declare the entire Secured Obligations immediately due, payable, and collectible, regardless of maturity, and, in that event, the entire Secured Obligations shall become immediately due, payable, and collectible; and thereupon Lender may institute proceedings to foreclose this Security Instrument by judicial action, or to enforce its provisions or any of the indebtedness or obligations secured by this Security Instrument.

(c) Foreclosure Sale. Institute a foreclosure action in accordance with the laws of the state in which the Property is located or take any other action as may be allowed, at law or in equity, for the enforcement of the Secured Obligations and realization on the Property (or such part or parts thereof as Lender may from time to time elect to foreclose upon) or any other security afforded by the Loan Documents. Lender may proceed to final judgment and execution for the amount of the Secured Obligations owed as of the date of the judgment, together with all costs of suit, reasonable and documented attorneys' fees, and interest on the judgment at the maximum rate permitted by law from the date of the judgment until paid. If Lender is the purchaser at the foreclosure sale of the Property, in lieu of paying cash Lender may make settlement for all or a portion of the purchase price by crediting the net sale proceeds (after deducting costs expenses including reasonable and documented attorneys' fees and expenses) against the Secured Obligations.

(d) Deficiency Judgment. If permitted by Applicable Law, Lender may sue for and obtain a judgment for any deficiency remaining in the Secured Obligations after application of all amounts received from the exercise of the rights provided in Section 23(c) hereof.

(e) Other Rights. Exercise any and all rights, remedies, and powers accruing to a secured party under this Security Instrument, the other Loan Documents, the UCC, or any other Applicable Law or available in equity.

24. Sale in Parcels. In any action to foreclose this Security Instrument, at the election of Lender, the Property or any part thereof may be sold together or separately, in one sale or separate sales, in one parcel and as an entirety, or in such parcels, manner, or order as Lender in its sole discretion may elect, and one or more exercises of the rights and powers herein granted shall not extinguish or exhaust Lender's rights and powers unless the entire Property is sold or the Secured Obligations are paid in full.

25. Notices. All notices given to Lender in connection with this Security Instrument shall be given and deemed effective when delivered in accordance with the Notes. If any notice required by this Security Instrument is also required under Applicable Law, the requirement of Applicable Law will satisfy the corresponding requirement under this Security Instrument.

26. Governing Law. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Land is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract.

27. Severability. Borrowers and Lender intend as follows: (a) that if any provision of this Security Instrument is held to be unenforceable, then that provision will be modified to the minimum extent necessary to make it enforceable, unless that modification is not permitted by law, in which case that provision will be disregarded; (b) that if an unenforceable provision is modified or disregarded in accordance with this Section 27, then the rest of this Security Instrument will remain in effect as written; and (c) that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable.

28. Successors and Assigns. All covenants and agreements herein described shall extend to and be binding upon the legal representatives, successors and assigns (voluntary and involuntary by operation of law) of Grantors.

29. Further Assurances. Borrowers will do, execute, acknowledge and deliver each and every further act, deed, conveyance, transfer and assurance necessary or proper, in the sole judgment of Lender, for the better assuring, conveying, mortgaging, assigning and confirming unto Lender all of the Property or property intended so to be, whether now owned by Borrowers or hereafter acquired.

30. Counterparts. This Security Instrument may be executed in counterparts, each of which shall be an original, and all of which, taken together, shall constitute this Security Instrument.

[Signature Page Follows]

BY SIGNING BELOW, Grantors accept and agree to the terms and covenants contained in this Security Instrument and in any Rider executed by Grantors.

GRANTORS:

SPWF HOLDINGS, LLC,
an Idaho limited liability company

By: [Signature]
Dustin C. Standlee
Its: Authorized Representative

STANDLEE FAMILY LIMITED
PARTNERSHIP,
an Idaho limited partnership

By: [Signature]
Dustin C. Standlee
Its: Authorized Representative

STATE OF IDAHO)
COUNTY OF Twin Falls) ss.

This document was acknowledged before me on Sept 10, 2025, by Dustin C. Standlee.



[Signature]
Notary Public
My Commission Expires: 8-4-2029

EXHIBIT A
PROCESSING PLANTS

TRACT B

PARCEL NO. 1: RP09S19E362500
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: Part of the NW¼, more particularly described as follows:

Beginning at the Northwest corner of the SW¼NW¼ of Section 36, said corner marked by a 5/8 inch rebar; Thence South 00°01'10" West (South 00°10'34" West rec.) along the West section line for a distance of 879.78 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;

Thence South 89°37'21" East for a distance of 131.60 feet to a ½ inch rebar;

Thence North 53°00'58" East for a distance of 3142.29 feet to a ½ inch rebar on the East line of the NW¼;

Thence South 00°01'47" West (South 00°11'02" West rec.) along said line for a distance of 2006.90 feet to a ½ inch rebar;

Thence North 89°37'21" West (North 89°27'52" West rec.) for a distance of 2640.72 feet to a ½ inch rebar on the West section line;

Thence North 00°01'10" East (North 00°10'34" East rec.) along said line for a distance of 100.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2: - RP09S19E362404
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: All that part of the NE¼NW¼ lying North of the Eastern Idaho Railroad right-of-way, more particularly described as follows:

Beginning at the North quarter section corner of Section 36, said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING;

Thence South 00°01'47" West (South 00°11'02" West rec.) along the East line of the NE¼NW¼ for a distance of 92.97 feet to a ½ inch rebar;

Thence South 00°01'47" West (South 00°11'02" West rec.) along the East line of the NE¼NW¼ for a distance of 0.10 feet to the North right-of-way of the E.I.R.R.;

Thence South 79°17'01" West (South 79°26'30" West rec.) along said right-of-way for a distance of 1344.08 feet (1344.02 feet rec.) to a ½ inch rebar on the West line of the NE¼NW¼;

Thence North 00°01'28" East (North 00°10'48" East rec.) along said line for a distance of 350.60 feet (350.77 feet rec.) to the Northwest corner of the NE¼NW¼ marked by a 5/8 inch rebar;

Thence South 89°40'13" East (South 89°31'14" East rec.) along said line for a distance of 1320.56 feet (1320.51 feet rec.) to the POINT OF BEGINNING.

PARCEL NO. 3: RP09S19E362451
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: Part of the NW¼, more particularly described as follows:

Beginning at the Northwest corner of the SW¼NW¼ of Section 36, said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING;

Thence North 00°01'10" East (North 00°10'34" East rec.) along the West section line for a distance of 609.88 feet (609.95 feet rec.) to a ½ inch rebar on the South right-of-way of the E.I.R.R.;

Thence North 79°17'01" East (North 79°26'30" East rec.) along said right-of-way for a distance of 2688.09 feet to a ½ inch rebar on the East line of the NW¼;

Thence South 00°01'47" West (South 00°11'02" West rec.) along said line for a distance of 100.00 feet to a ½ inch rebar;

Thence South 53°00'58" West for a distance of 3142.29 feet to a ½ inch rebar;

Thence North 89°37'21" West for a distance of 131.60 feet to a ½ inch rebar on the West section line;

Thence North 00°01'10" East (North 00°10'34" East rec.) along said line for a distance of 879.79 feet to the POINT OF BEGINNING.

PARCEL NO. 4: RP09S19E363014
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: Part of the NW¼NW¼, more particularly described as follows:

Commencing at the Northwest corner of said Section 36 from which the West Quarter corner of said Section 36 bears South 00°08' 03" West, 2639.61 feet; Thence South 00°08'03" West for a distance of 179.28 feet (South along the west section line, 182.5 feet per Warranty Deed Instrument 177485) to a set 5/8 inch rebar with plastic cap and the POINT OF BEGINNING;

Thence South 00°08'03" West for a distance of 428.70 feet (South along the west section line, 428.7 feet per Warranty Deed Instrument 177485 and 100035) to a set 5/8 inch rebar with plastic cap;

Thence North 79°24'17" East for a distance of 1,137.97 feet (northeasterly direction along the north boundary of the railroad right-of-way, 1138.59 feet per Warranty Deed Instrument 100035) to a set 5/8 inch rebar with plastic cap;

Thence North 00°18'11" West for a distance of 232.40 feet (North parallel with the west boundary, 233.1 feet per Warranty Deed Instrument 177485 and 100035) to a found 2 inch pipe;

Thence North 76°47'38" West for a distance of 376.11 feet (North 76°49' West, 376.6 feet per Warranty Deed Instrument 177485) to a found 2 inch pipe;

Thence South 82°29'33" West for a distance of 756.66 feet (South 82°30' West, 759.2 feet per Warranty Deed Instrument 177485) to the POINT OF BEGINNING.

PARCEL NO. 5: RPH00000322550
TOWNSHIP 9 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: Part of the NW¼SE¼, more particularly described as follows:

Beginning at the Northeast corner of the NW¼SE¼, said corner marked by a 5/8 inch rebar which shall be the TRUE POINT OF BEGINNING;

Thence South 0°11'03" East along the East line of the NW¼SE¼ for 119.50 feet to a ½ inch rebar, said rebar being 8.50 feet Northerly from the centerline of Track No. 3 of the Northside Branch of the Union Pacific Railroad Company, as now constructed and operated;

Thence South 88°13'45" West parallel and/or concentric with and 8.50 feet Northerly from the centerline of Track No. 3 for 660.42 feet to the intersection of the North right-of-way of the main track of the Union Pacific Railroad Company, said right-of-way being 50.00 feet Northerly and perpendicular to said track;

Thence on a non-tangent curve to the right, along said right-of-way for 666.34 feet to a point on the West line of the NW¼SE¼, said curve having a central angle of 6°46'54" and a radius of 5629.65 feet with a long chord bearing of North 80°11'19" West for 665.95 feet;

Thence North 0°25'09" West along the West line of the NW¼SE¼ for 18.07 feet to the center quarter section corner of Section 32;

Thence North 89°38'11" East along the North line of the NW¼SE¼ for 1316.09 feet to the TRUE POINT OF BEGINNING.

TRACT C

PARCEL NO. 12: RP10S19E020625
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 2: SE¼, S½NE¼ And a strip of land 16 feet wide along and across the West side of the NW¼NE¼ (Lot 2).

SAVE AND EXCEPT the following described:

Beginning at the East ¼ section corner of Section 2, said corner marked by a 5/8 inch rebar; Thence North 00°02'00" East along the east line of Section 2 for a distance of 170.39 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;

Thence North 89°29'58" West for a distance of 422.99 feet to a ½ inch rebar;

Thence North 00°02'00" East for a distance of 269.98 feet to a ½ inch rebar;

Thence South 89°29'58" East for a distance of 422.99 feet to a ½ inch rebar on the east line of Section 2;

Thence South 00°02'00" West along the east line of Section 2 for a distance of 269.99 feet to the POINT OF BEGINNING.

After Recording Return To Preparer:

Conterra Agricultural Capital, LLC
5465 Mills Civic Parkway, Suite 201
West Des Moines, IA 50266
Attention: Mark A. Smith

[Space Above This Line For Recording Data]

25566950

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

1. **Definitions.** As used in this document, capitalized terms defined in the Loan Agreement that are not otherwise defined herein shall have the meanings given to them in the Loan Agreement. In addition, as used herein:

"Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

"Borrowers" means Standlee Hay Company, Inc., an Idaho corporation, Standlee Holding Co., an Idaho limited partnership, Standlee Group, LLC, a Delaware limited liability company, Standlee Premium Products, LLC, an Idaho limited liability company, Standlee Trading Company, LLC, an Idaho limited liability company, Standlee Export Products, LLC, an Idaho limited liability company, SPWF Holdings, LLC, an Idaho limited liability company, Standlee Family Limited Partnership, an Idaho limited partnership, and SPWF Livestock, LLC, an Idaho limited liability company.

"Grantors" means SPWF Holdings, LLC, an Idaho limited liability company, and Standlee Family Limited Partnership, an Idaho limited partnership, each separately to the extent of its respective separate right, title and interest in and to the Property. Grantors' address is 22349 Kimberly Road, Suite E, Kimberly, Idaho 83341. Grantors are, separately to the extent of its respective separate right, title and interest in the Property, the mortgagors under this Security Instrument.

"Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. "Electronic Funds Transfer" includes, without limitation, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

"Event of Default" has the meaning set forth in Article VIII of the Loan Agreement.

“Lender” means Conterra Agricultural Capital, LLC. Lender is a limited liability company organized and existing under the laws of Iowa. Lender’s address is 5465 Mills Civic Parkway, Suite 201, West Des Moines, Iowa 50266. Lender is the mortgagee under this Security Instrument.

“Loan” means the debt evidenced by the Notes, plus interest, in each case, any prepayment charges and late charges due under the Notes, and all sums due under this Security Instrument, plus interest.

“Loan Agreement” means the Loan Agreement, dated the date hereof, entered into by and between Borrowers and Lender.

“Loan Parties” means Grantors, Borrowers, and any other Person now or hereafter guarantying or granting any security interest in or other lien to secure all or any portion of the Secured Obligations.

“Miscellaneous Proceeds” means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 6) for: (a) damage to, or destruction of, the Property; (b) condemnation or other taking of all or any part of the Property; (c) conveyance in lieu of condemnation; or (d) misrepresentations of, or omissions as to, the value and/or condition of the Property.

“Note” means the promissory note made by Borrowers and dated the date hereof, payable to the order of Lender in the face principal amount of _____ plus interest, with a final maturity date of September 10, 2028.

“Person” means any individual, entity, corporation, limited liability company, partnership, trust or other organized group of persons.

“Property” has the meaning specified in Section 2 hereof.

“Riders” means those certain riders to this Security Instrument that are executed by Grantors.

“Security Instrument” means this document, which is dated September 10, 2025, together with all Riders to this document.

As used in this Security Instrument: (a) pronouns and other references to any gender shall include all genders; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word “may” gives sole discretion without any obligation to take any action.

2. Granting Clause. To secure to Lender (a) the repayment of the Loan and all renewals, extensions and modifications of the Notes; and (b) the performance of Loan Parties covenants and agreements under this Security Instrument, the Notes, and the other Loan Documents; and (c) all other all other obligations of Loan Parties to Lender, now existing or hereafter arising, whether direct or indirect, contingent or absolute, and whether as maker or surety, including, without limitation, future advances and amounts advanced and expenses incurred by Lender pursuant to the Loan Documents (collectively, the "**Secured Obligations**"), Grantors irrevocably mortgage, grant, pledge, bargain, assign, transfer, warrant, and convey to Lender, with power of sale and right of entry and possession the following described property located in Jerome County, Idaho (the "**Land**"):

See Exhibit A attached hereto and made a part hereof.

subject only to those matters set forth in the Permitted Prior Encumbrance Rider, if any such Rider is attached to this Security Instrument ("**Permitted Prior Encumbrances**");

TOGETHER WITH all buildings, improvements, affixed equipment, fixtures and permanent plantings located in or on the Land or appurtenant thereto, and all additions, replacements, and improvements hereafter made thereto or placed therein or thereon; all rights-of-way, easements, rents, issues, profits, income, proceeds and general intangibles therefrom, tenements, hereditaments, remainders, reversions, privileges and appurtenances thereunto belonging, however evidenced which are used or enjoyed in connection with the Land now or hereafter owned or belonging to the same or which hereafter may be acquired and so used or enjoyed;

TOGETHER WITH all water and water rights now owned or hereafter acquired by any Grantor and howsoever evidenced, whether such water and water rights are riparian, appropriative or otherwise and whether or not appurtenant to the Land, along with all ditch and ditch rights and any shares of stock, licenses, permits and contracts evidencing such water or ditch rights, and all wells, reservoirs, dams, ponds and storage rights, springs and spring rights, leased project water, embankments or fixtures relating thereto (collectively, "**Water Rights**"), as well as all Water Rights set forth in the Water Rights Rider, if any such Rider is attached to this Security Instrument;

TOGETHER WITH all fixtures and tangible personal property owned by any Grantor and located on the Land, including all windmills, pumps, irrigation equipment, motors, engines, and devices of every kind now or hereafter used for or in connection with the irrigation of the Land, or for stock watering or domestic purposes thereon, and all grain bins and storage bins, which are owned by Grantors and which are located on the Land, together with all additional accessions, replacements, improvements, repairs and substitutions to said property and the proceeds thereof and all other fixtures now or hereafter located upon the Land, all of which are declared to be appurtenant to the Land, or incident to the ownership thereof, or used in connection therewith;

TOGETHER WITH all judgments, awards of damages, settlements and payments or security (a) hereafter made as a result of or in lieu of any taking of all or any part of the Land or other property described herein under the power of eminent domain or for any damage to the Land or other property described herein and/or the improvements located thereon, or any part thereof, and (b) hereafter made for any damage to the Land or other property described herein and/or the improvements located thereon, or any part thereof resulting from exercise of or attempted exercise of mining rights or claims, however reserved or asserted, and resulting from the disturbance of any of the surface of the Land. Grantors do hereby covenant and agree that Grantors will not give such consent as may be required of the owner for mining or other surface

disturbance by the terms of any patent, deed, statute, law or otherwise, without the prior written consent of Lender;

TOGETHER WITH all proceeds of and any unearned premiums on any insurance policies covering the Land and/or the improvements and other fixtures located thereon, including, without limitation, the right to receive and apply the proceeds of any insurance judgments, or settlements made in lieu thereof, for damage to the real property and/or the improvements located thereon or the indebtedness secured thereby;

TOGETHER WITH all contract rights, chattel paper, documents, accounts and general intangibles, rights to performance, entitlement to payment in cash or in kind, or any other benefits under any current or future governmental program which pertain to the Land and the fixtures located thereon, whether now or hereafter existing or acquired;

TOGETHER WITH all grazing leases, permits, allotments, licenses, and privileges covering state or federally owned lands used or operated in connection with the Land (collectively, "**Grazing Permits**"), together with all renewals of such Grazing Permits and any Grazing Permits acquired in the future, as well as all Grazing Permits set forth in the Grazing Permits Rider, if any such Rider is attached to this Security Instrument;

TOGETHER WITH all cash and noncash proceeds of the conversion, voluntary or involuntary, of any of the foregoing; and

TOGETHER WITH any and all of Grantors' right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water sewer systems now or in the future serving the Land.

All replacements and additions shall also be covered by this Security Instrument.

All of the foregoing is referred to in this Security Instrument as the "**Property**."

3. [RESERVED]

4. Grantors' Rights. Grantors covenant that Grantors are lawfully seised of the estate hereby conveyed and have the right to grant and convey the Property, including the right to grant liens and encumbrances on the Property, and that the Property is unencumbered, except for encumbrances of record and specifically those Permitted Prior Encumbrances, if any, set forth in the Permitted Prior Encumbrances Rider if such Rider is attached to this Security Instrument. Grantors warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

5. Charges; Liens. Grantors shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any.

Grantors shall promptly discharge any lien which has priority over this Security Instrument unless Grantors: (a) agree in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Grantors are performing such agreement; (b) contest the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secure from the holder of the lien an agreement satisfactory to Lender subordinating

the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Grantors a notice identifying the lien. Within ten (10) days of the date on which that notice is given, Grantors shall satisfy the lien or take one or more of the actions set forth above in this Section 5.

Lender may require Grantors to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with the Loan.

6. Property Insurance. Grantors shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Grantors subject to Lender's right to disapprove Grantors' choice, which right shall not be exercised unreasonably. Lender may require Grantors to pay, in connection with the Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Grantors shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Grantors.

If Grantors fail to maintain any of the coverages described above, such failure shall constitute a default under the terms of this Security Instrument, the Note Lender may obtain insurance coverage, at Lender's option and Grantors' expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Grantors, Grantors' equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Grantors acknowledge that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Grantors could have obtained. Any amounts disbursed by Lender under this Section 6 shall become additional debt of Grantors secured by this Security Instrument. These amounts shall bear interest at the highest rate, from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Grantors requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Grantors shall promptly give to Lender all receipts of paid premiums and renewal notices. If Grantors obtain any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Grantors shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Grantors. Unless Lender and Grantors otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the

work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Grantors any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Grantors shall not be paid out of the insurance proceeds and shall be the sole obligation of Grantors. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantors. Such insurance proceeds shall be applied as provided in this Security Instrument and the other Loan Documents.

If Grantors abandon the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Grantors do not respond within thirty (30) days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The thirty (30)-day period will begin when the notice is given. In either event, or if Lender acquires the Property by foreclosure or otherwise, Grantors hereby assign to Lender (a) Grantors' rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Notes or this Security Instrument, and (b) any other of Grantors' rights (other than the right to any refund of unearned premiums paid by Grantors) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Notes or this Security Instrument, whether or not then due.

7. Preservation, Maintenance and Protection of the Property; Inspections. Grantors shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Grantors shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 6 that repair or restoration is not economically feasible, Grantors shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Grantors shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Grantors are not relieved of Grantors' obligation for the completion of such repair or restoration.

Grantors will operate the Property in a good and workmanlike manner and in accordance with all Applicable Law and will pay all fees and charges of any kind in connection therewith. Grantors will use, and cause any tenant to use, good farming and animal husbandry practices.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Grantors notice at the time of or prior to such an interior inspection specifying such reasonable cause.

Grantors shall maintain the Water Rights during the term of Loan at a level and of a nature sufficient to provide the continuing, enforceable right to receive irrigation water on the Property from such sources, in such quantities and at such times and locations as have historically been available to the Property without interruption or substantially increased cost and in any event sufficient to provide adequate water and/or drainage to continue the current and proposed agricultural operations on the Property. All existing Water Rights benefiting or available to the Property shall be maintained in full force and effect for the

benefit of the Property by Grantors and applied to beneficial use so as to maintain the validity and priority of such rights. Grantors shall fully comply with, and not permit a default to occur under any water licenses, permits or delivery contracts used to provide water to the Property and shall timely exercise all renewal or extension rights in such contracts. Grantors shall not modify, amend or terminate any Water Rights without Lender's prior written consent. Grantors shall comply with the rules, regulations and ordinances of any water district, water agency or groundwater management agency in which the Property or any portion thereof is located and pay all related fees and assessments prior to delinquency. All irrigation wells and related facilities used to deliver irrigation water to any portion of the Property shall remain physically located within the boundaries of such Property or the subject of valid, enforceable easements appurtenant to the Property and encumbered hereby. If the use of any irrigation facilities or water serving the Property requires consent or the use of other property, Grantors shall maintain in effect all requisite easements or other legally enforceable and assignable rights to use such facilities and/or water to service the Property. Grantors shall notify Lender if the irrigation water supply to any portion of the Property is interrupted or subject to interruption for any reason other than temporarily for routine maintenance or repairs in a manner that does not impair the operation of the Property.

Grantors shall renew all Grazing Permits upon or prior to their expiration date, execute any instrument deemed necessary by Lender to effect a collateral assignment or waiver of such renewals to Lender, and pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing all of such Grazing Permits and all renewals thereof. Grantors shall take no action which would adversely affect any of such Grazing Permits or Grantors' preference status thereunder. In the event of foreclosure of this Security Instrument, Grantors will waive all claims for preference under any such Grazing Permits upon demand from the purchaser at foreclosure sale of the Land, or any successor to such purchaser. Grantors further agree that the lands covered by any lease, permit or privilege which Grantors, with the consent of Lender, shall substitute for the Grazing Permits, shall be subject to the provisions of this Security Instrument. Upon foreclosure and sale of the Land, title to the improvements held by Grantors on any federal or state lands covered by the Grazing Permits, together with Grantors' right to be paid the reasonable value thereof, shall pass free of all encumbrances other than those of the United States to the purchaser at such sale, and Lender is hereby authorized to execute, at its option, on behalf of Grantors, a bill of sale for such improvements. If title in fee simple to any of the lands covered by the Grazing Permits (or to any other lands) shall hereafter be acquired by Grantors, it is understood and agreed that such lands shall, upon such acquisition, become subject to the lien of this Security Instrument to the same extent as though such lands had originally been included herein as part of the Land, and further, that all of the terms, covenants, conditions and stipulations of this Security Instrument, applicable to the Property, shall extend and be applicable to any lands hereafter so acquired. Grantors shall execute any documents reasonably requested by Lender to perfect or document the pledge of the Grazing Permits to Lender.

8. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Grantors fail to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Grantors have abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; (c) paying reasonable and documented attorneys' fees to protect its interest in the Property and/or rights under this Security

Instrument, including its secured position in a bankruptcy proceeding, (d) perform any farming operations related to the planting, growing, maintenance, and harvesting of crops located on the Property, and (e) perform any ranching operations related to any animals located on the Property. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may act under this Section 8, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 8. Lender may perform these or any other actions it deems necessary in Lender's sole discretion to preserve the value of the Property, and/or assign to others the right to do same on behalf of Lender. Lender may make advances under this Security Instrument or other instrument providing security for the Notes, to protect the Lender's interest in this Security Instrument or other instrument providing security for the Notes from loss of value or damage. Any money so advanced (including reasonable and documented costs of recovery and attorneys' fees) plus interest at the default rate indicated in the Notes shall be due and payable by Grantors on demand and is an obligation secured by this Security Instrument.

If this Security Instrument is on a leasehold, Grantors shall comply with all the provisions of the lease. Grantors shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Grantors shall not, without the express written consent of Lender, alter or amend the ground lease. If any Grantor acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

9. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender. If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantors. The Miscellaneous Proceeds shall be applied as provided in this Security Instrument and the other Loan Documents.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Grantors.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Grantors and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the

partial taking, destruction, or loss in value. Any balance shall be paid to Grantors.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Grantors and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Grantors, or if, after notice by Lender to Grantors that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Grantors fail to respond to Lender within thirty (30) days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "***Opposing Party***" means the third party that owes Grantors Miscellaneous Proceeds or the party against whom Grantors have a right of action in regard to Miscellaneous Proceeds.

The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property as provided in this Security Instrument shall be applied in accordance with Section 3.3 of the Loan Agreement.

10. Grantors Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument shall not operate to release the lien of this Security Instrument or the liability of Grantors or any other Loan Party under this Security Instrument or any other Loan Document. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

11. Joint and Several Liability; Cosigners. Any and all obligations and liabilities under this Security Instrument shall be joint and several.

12. Loan Charges. Lender may charge Grantors fees for services performed in connection with any Event of Default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Grantors shall not be construed as a prohibition on the charging of such fee.

13. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 13, "***Interest in the Property***" means any legal or beneficial interest in the Property, including, without limitation, those beneficial interests transferred in a bond for deed, installment sales contract, or escrow agreement, the intent of which is the transfer of title by any Borrower at a future date to a purchaser.

If all or any part of the Property or any interest in the Property is sold or transferred (or if any Loan Party is not a natural person and a beneficial interest in such Loan Party is assigned, sold, encumbered, conveyed, or otherwise transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. If Lender requires immediate payment in full

of all sums secured by this Security Instrument pursuant to the immediately preceding sentence, Lender shall provide Borrowers with notice which such notice shall give Borrowers a period of thirty (30) days from the date of such notice to pay all sums secured by this Security Instrument. In the event Borrowers fail to pay such sums prior to the expiration of such thirty (30)-day period, Lender may invoke any and all remedies permitted by the Notes, this Security Instrument, and the other Loan Documents without further notice or demand.

14. Sale of Note. Any Notes or a partial interest in the Notes (together with this Security Instrument) can be sold one or more times without prior notice to Grantors.

15. Hazardous Substances. As used in this Section 15: (a) "**Hazardous Substances**" means those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "**Environmental Law**" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "**Environmental Cleanup**" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) "**Environmental Condition**" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Grantors shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Grantors shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Grantors shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Grantors have actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Grantors learn, or are notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Grantors shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for Environmental Cleanup. Grantors agree to indemnify and hold Lender free and harmless from and against all loss, costs (including attorneys' fees and costs), damage (including consequential damages), and expenses Lender may sustain by reason of the assertion against Lender by any third-party of any claim in connection with Hazardous Substances on, in, or affecting the Property, and shall pay any such attorneys' fees and other costs and expenses Lender incurs in connection therewith.

16. Additional Property Subject To This Security Instrument. This Security Instrument also constitutes a security agreement within the meaning of the Uniform Commercial Code as adopted in the State of Idaho (the "**UCC**") with respect to all fixtures and personal property included in the Property as described above (the "**Personal Property**"). All of the terms, provisions, conditions and agreements

contained in this Security Instrument pertain and apply to the Personal Property as fully and to the same extent as to any other property covered. The provisions of this Section 16 shall not limit the generality or applicability of any other provision of this Security Instrument but shall be in addition thereto.

17. Fixture Filing. From the date of its recording, this Security Instrument shall be effective as a financing statement filed as a fixture filing under the UCC with respect to the Personal Property. For purposes of such financing statement, the names and addresses of the "debtor" and "secured party" are the names and addresses of Grantors and Lender, respectively, as set forth in Section 1 hereof.

18. Use of Property; Compliance With Law. Grantors shall not seek, agree to or make a change in the permitted use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Grantors shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

19. Assignment of Leases. Upon Lender's request after any default under this Security Instrument, the Notes, or any other Loan Document, Grantors shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph, the word "lease" shall mean "sublease" if this Security Instrument is on a leasehold.

20. Assignment of Rents; Appointment of Receiver; Lender In Possession. Grantors absolutely and unconditionally assign and transfer to Lender all of Grantors' right, title and interest in and to the rents and revenues ("**Rents**") of the Property, regardless of to whom the Rents of the Property are payable. Grantors authorize Lender or Lender's agents to collect the Rents and agree that each tenant of the Property shall pay the Rents to Lender or Lender's agents. However, Grantors may receive the Rents until Lender has given notice to the tenant(s) following an Event of Default that the Rents are to be paid to Lender or Lender's agent. This assignment of Rents constitutes an absolute assignment and not an assignment for additional security only.

Upon notice by Lender following an Event of Default, (a) all Rents received by Grantors shall be held by Grantors in trust for the benefit of Lender only, to be applied to the sums secured by this Security Instrument; (ii) Lender shall be entitled to collect and receive all of the Rents of the Property; (iii) Grantors agree that each tenant of the Property shall pay all Rents due and unpaid to Lender or Lender's agents upon Lender's written demand to the tenant; (iv) unless Applicable Law provides otherwise, all Rents collected by Lender or Lender's agents shall be applied first to the costs of taking control of and managing the Property and collecting the Rents, including, but not limited to, attorneys' fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, taxes, assessments and other charges on the Property, and then to the sums secured by this Security Instrument; (v) Lender, Lender's agents or any judicially appointed receiver shall be liable to account for only those Rents actually received; and (vi) Lender shall be entitled to have a receiver appointed to take possession of and manage the Property and collect the Rents and profits derived from the Property without any showing as to the inadequacy of the Property as security.

If the Rents of the Property are not sufficient to cover the costs of taking control of and managing the Property and of collecting the Rents any funds expended by Lender for such purposes shall become indebtedness secured by this Security Instrument.

Grantors represent and warrant that Grantors have not executed any prior assignment of the Rents

and have not performed, and will not perform, any act that would prevent Lender from exercising its rights under this Section 20.

Lender, or Lender's agents or a judicially appointed receiver, shall not be required to enter upon, take control of or maintain the Property before or after giving notice of default. However, Lender, or Lender's agents or a judicially appointed receiver, may do so at any time when a default occurs. Any application of Rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of Rents of the Property shall terminate when all the sums secured by this Security Instrument are paid in full.

21. Cross-Default. The occurrence of any default or event of default (however defined) by any of the Borrowers under any bond, debenture, note, securitization or other evidence of indebtedness or similar obligation of such of the Borrowers, or under any indenture, loan agreement, credit agreement, security agreement, mortgage, deed of trust or other instrument or agreement under which any such evidence of indebtedness or similar obligation has been issued or by which it is governed or secured, and (in each case) the expiration of the applicable grace period, if any, specified in such evidence of indebtedness, indenture, or other instrument, shall constitute a default under this Security Instrument and an event of default under the Note.

22. Cross-Collateralization. In addition to the Note, all liens, security interests, assignments, suretyship obligations, stock pledges, rights and remedies granted to the Lender in the Loan Documents secure all obligations, debts and liabilities, plus interest thereon, of each and every Borrowers to the Lender, as well as claims by the Lender against each and every Borrowers, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, absolute or contingent, whether any Borrowers may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

23. Remedies. Upon the occurrence and during the continuance of an Event of Default, in addition to any other rights, remedies, and powers that Lender may have under the other Loan Documents or as provided by law, Lender (either personally or by its agents, nominees, or attorneys) may immediately take such action, without notice or demand, as it deems advisable to protect and enforce the lien and security interest hereof and its rights hereunder, including without limitation the following actions, each of which may be pursued in its own name or in the name of Grantors, concurrently or otherwise, at such time and in such manner as Lender may determine in its sole discretion, without impairing or otherwise affecting the other rights, remedies, and powers of Lender:

(a) Entry and Possession. (i) Enter upon and take possession of the Property, with or without the appointment of a receiver or an application therefor; (ii) dispossess and exclude Grantors and their agents and servants wholly therefrom by summary proceedings or otherwise; (iii) take possession of all books, records, and accounts relating thereto; (iv) use, operate, manage, control, insure, maintain, repair, restore, improve, alter, and otherwise deal with all and every part of the Property and conduct the business thereat; (v) make, cancel, enforce, or modify leases and obtain and evict tenants; (vi) demand, sue for, collect, and receive the rents, incomes, issues, and profits of the Property and apply the same, after payment of all charges and expenses (including reasonable and documented attorneys' fees and expenses), on account of the Secured Obligations; or (vii) require Grantors to transfer and assign to Lender, in form satisfactory to Lender, Grantors'

interest as lessor in any lease now or hereafter affecting the whole or any part of the Property, it being understood that in the event Grantors fail to render an assignment of leases to Lender this document shall upon the occurrence of any Event of Default serve as a de facto notice of such assignment to any interested party.

(b) Acceleration. Declare the entire Secured Obligations immediately due, payable, and collectible, regardless of maturity, and, in that event, the entire Secured Obligations shall become immediately due, payable, and collectible; and thereupon Lender may institute proceedings to foreclose this Security Instrument by judicial action, or to enforce its provisions or any of the indebtedness or obligations secured by this Security Instrument.

(c) Foreclosure Sale. Institute a foreclosure action in accordance with the laws of the state in which the Property is located or take any other action as may be allowed, at law or in equity, for the enforcement of the Secured Obligations and realization on the Property (or such part or parts thereof as Lender may from time to time elect to foreclose upon) or any other security afforded by the Loan Documents. Lender may proceed to final judgment and execution for the amount of the Secured Obligations owed as of the date of the judgment, together with all costs of suit, reasonable and documented attorneys' fees, and interest on the judgment at the maximum rate permitted by law from the date of the judgment until paid. If Lender is the purchaser at the foreclosure sale of the Property, in lieu of paying cash Lender may make settlement for all or a portion of the purchase price by crediting the net sale proceeds (after deducting costs expenses including reasonable and documented attorneys' fees and expenses) against the Secured Obligations.

(d) Deficiency Judgment. If permitted by Applicable Law, Lender may sue for and obtain a judgment for any deficiency remaining in the Secured Obligations after application of all amounts received from the exercise of the rights provided in Section 23(c) hereof.

(e) Other Rights. Exercise any and all rights, remedies, and powers accruing to a secured party under this Security Instrument, the other Loan Documents, the UCC, or any other Applicable Law or available in equity.

24. Sale in Parcels. In any action to foreclose this Security Instrument, at the election of Lender, the Property or any part thereof may be sold together or separately, in one sale or separate sales, in one parcel and as an entirety, or in such parcels, manner, or order as Lender in its sole discretion may elect, and one or more exercises of the rights and powers herein granted shall not extinguish or exhaust Lender's rights and powers unless the entire Property is sold or the Secured Obligations are paid in full.

25. Notices. All notices given to Lender in connection with this Security Instrument shall be given and deemed effective when delivered in accordance with the Notes. If any notice required by this Security Instrument is also required under Applicable Law, the requirement of Applicable Law will satisfy the corresponding requirement under this Security Instrument.

26. Governing Law. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Land is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract.

27. Severability. Borrowers and Lender intend as follows: (a) that if any provision of this Security Instrument is held to be unenforceable, then that provision will be modified to the minimum extent necessary to make it enforceable, unless that modification is not permitted by law, in which case that provision will be disregarded; (b) that if an unenforceable provision is modified or disregarded in accordance with this Section 27, then the rest of this Security Instrument will remain in effect as written; and (c) that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable.

28. Successors and Assigns. All covenants and agreements herein described shall extend to and be binding upon the legal representatives, successors and assigns (voluntary and involuntary by operation of law) of Grantors.

29. Further Assurances. Borrowers will do, execute, acknowledge and deliver each and every further act, deed, conveyance, transfer and assurance necessary or proper, in the sole judgment of Lender, for the better assuring, conveying, mortgaging, assigning and confirming unto Lender all of the Property or property intended so to be, whether now owned by Borrowers or hereafter acquired.

30. Counterparts. This Security Instrument may be executed in counterparts, each of which shall be an original, and all of which, taken together, shall constitute this Security Instrument.

[Signature Page Follows]

BY SIGNING BELOW, Grantors accept and agree to the terms and covenants contained in this Security Instrument and in any Rider executed by Grantors.

GRANTORS:

SPWF HOLDINGS, LLC,
an Idaho limited liability company

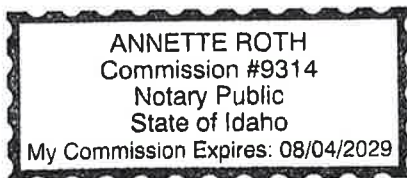
By: [Signature]
Dustin C. Standlee
Its: Authorized Representative

STANDLEE FAMILY LIMITED
PARTNERSHIP,
an Idaho limited partnership

By: [Signature]
Dustin C. Standlee
Its: Authorized Representative

STATE OF IDAHO)
COUNTY OF Twin Falls) ss.

This document was acknowledged before me on Sept 10, 20 25, by Dustin C. Standlee.



[Signature]
Notary Public
My Commission Expires: 8-4-2029

Exhibit A
Farmland

TRACT A

PARCEL NO. 1:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence North 89°53'00" West along the north line of the SE¼ for a distance of 439.81 feet to a ½ inch rebar which shall be the POINT OF BEGINNING; Thence South 00°12'26" East for a distance of 185.00 feet to a ½ inch rebar; Thence South 79°21'37" West for a distance of 3579.17 feet to the west line of the NE¼SW¼; Thence North 00°03'35" West along said 1/16 section line for a distance of 852.99 feet to a ½ inch rebar at the Northwest Corner of the NE¼SW¼; Thence South 89°53'00" East along the north line of the SW¼ for a distance of 1321.04 feet to a ½ inch rebar with aluminum cap at the Center ¼ Corner; Thence South 89°53'00" East along the north line of the SE¼ for a distance of 2196.82 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence North 89°53'00" West along the north line of the SE¼ for a distance of 439.81 feet to a ½ inch rebar; Thence South 00°12'26" East for a distance of 185.00 feet to a ½ inch rebar which shall be the POINT OF BEGINNING; Thence South 00°12'26" East for a distance of 185.00 feet to a ½ inch rebar; Thence South 66°37'00" West for a distance of 2393.10 feet to a 5/8 inch rebar at the Southeast Corner of the NE¼SW¼; Thence North 89°49'42" West along the south line of the NE¼SW¼ for a distance of 1321.27 feet to a ½ inch rebar at the Southwest Corner of the NE¼SW¼; Thence North 00°03'35" West along the west line of the NE¼SW¼ for a distance of 470.00 feet; Thence North 79°21'37" East for a distance of 3579.17 feet to the POINT OF BEGINNING.

PARCEL NO. 3:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence North 89°53'00" West along the north line of the SE¼ for a distance of 439.81 feet to a ½ inch rebar; Thence South 00°12'26" East for a distance of 370.00 feet to a ½ inch rebar which shall be the POINT OF BEGINNING; Thence along a non-tangent curve to the right for a distance of 382.68 feet to a ½ inch rebar, said curve having a radius of 1343.57 feet, a delta angle of 16°19'08", and a long chord bearing of South 37°07'52" East for a distance of 381.38 feet; Thence North 89°53'00" West for a distance of 1.78 feet to a ½ inch rebar; Thence South 50°53'32" West for a distance of 3123.08 feet to a 5/8 inch rebar at the South ¼ Corner; Thence North 00°04'09" West along the west line of the SW¼SE¼ for a distance of 1324.25 feet to a 5/8 inch rebar at the Northwest Corner of the SW¼SE¼; Thence North 66°37'00" East for a distance of 2393.10 feet to the POINT OF BEGINNING.

PARCEL NO. 4:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY STATE OF IDAHO

Section 35: Part of the S½ of Section 35, more particularly described as follows:

Commencing at the East ¼ Corner of Section 35, said corner marked by a 5/8 inch rebar; Thence South 00°12'26" East along the east line of Section 35 for a distance of 970.74 feet to the POINT OF BEGINNING; Thence South 00°12'26" East along said section line for a distance of 356.06 feet to a 5/8 inch rebar at the Southeast Corner of the NE¼SE¼; Thence North 89°49'42" West along the south line of the NE¼SE¼ for a distance of 425.00 feet to a ½ inch rebar; Thence South 00°12'26" East for a distance of 1326.39 feet to the south line of Section 35; Thence North 89°46'25" West along said section line for a distance of 2218.04 feet to a 5/8 inch rebar at the South ¼ Corner; Thence North 50°53'32" East for a distance of 3123.08 feet to a ½ inch rebar;

Thence South 02°04'39" East for a distance of 297.36 feet to a ½ inch rebar;
Thence South 89°53'00" East for a distance of 202.77 feet to the POINT OF BEGINNING.

PARCEL NO. 5:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 35: The East 425 feet of the SE¼SE¼

SAVE AND EXCEPT the following described:

Commencing at the Southeast Section Corner of said Section 35 from which the South one quarter corner of said Section 35 bears North 89°44'13" West, 2643.04 feet, said Southeast Section corner of said Section 35 being the TRUE POINT OF BEGINNING;
Thence North 89°44'13" West along the South boundary of the SE¼ of said Section 35 for a distance of 220.00 feet;
Thence North 00°10'07" West parallel with the East boundary of the SE¼ of said Section 35 for a distance of 300.00 feet;
Thence South 89°44'13" East parallel with the South boundary of the SE¼ of said Section 35 for a distance of 220.00 feet to a point on the East boundary of the SE¼ of said Section 35;
Thence South 00°10'07" East along the East boundary of the SE¼ of said Section 35 for a distance of 300.00 feet to the Southeast Section corner of said Section 35 and being the TRUE POINT OF BEGINNING.

PARCEL NO. 6:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: SW¼NW¼, NW¼SW¼ SAVE AND EXCEPT the following described:

Commencing at the Southwest Corner of Section 36; Thence North 00°01'00" West for 1326.76 feet along the west boundary of Section 36 to the Southwest Corner of the NW¼SW¼, of said section and being the REAL POINT OF BEGINNING;
Thence South 89°28'51" East for 400.00 feet along the south boundary of said NW¼SW¼;
Thence North 00°01'00" West for 53.00 feet;
Thence North 75°31'08" West for 319.14 feet (shown of record to be 317.00 feet) to a point 130.00 feet North and 91 feet East of the Southwest Corner of said NW¼SW¼;
Thence North 00°01'00" West for 53.00 feet;
Thence North 62°16'57" West for 102.81 feet (shown of record to be 122.00 feet) to a point on the west boundary of said NW¼SW¼, 230.00 feet North of the Southwest Corner thereof;
Thence South 00°01'00" East for 230.00 feet along the west boundary of said NW¼SW¼ to the REAL POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 9 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: E½NW¼; NE¼SW¼; S½SW¼ SAVE AND EXCEPT the following described:

Beginning at the South ¼ Corner of said Section 36, which shall be the POINT OF BEGINNING;
Thence North along the East line of the SW¼ of said Section 36 a distance of 725.0 feet;
Thence North 89°44' West, 165.0 feet;
Thence South along a line parallel to the East line of said SW¼, 725.0 feet to the South section line of said Section 36;
Thence South 89°44' East along the Section line 165.0 feet to THE PLACE OF BEGINNING.

TRACT C

PARCEL NO. 1:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 1: S½NW¼, N½SW¼

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: All that part of the North ½ lying South of Interstate 80 N, Project No. I-80N-3(18)191

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at the East $\frac{1}{4}$ corner of Section 9, said corner marked by a $\frac{5}{8}$ inch rebar which shall be the TRUE POINT OF BEGINNING;
Thence South $00^{\circ}07'09''$ East (South $00^{\circ}00'23''$ West rec.) along the East line of the SE $\frac{1}{4}$ for a distance of 188.15 feet;
Thence North $73^{\circ}26'07''$ West (North $73^{\circ}14'53''$ East rec.) for a distance of 563.19 feet (563.45 feet rec.) to a $\frac{1}{2}$ inch rebar;
Thence North $83^{\circ}50'44''$ West (North $83^{\circ}41'53''$ West rec.) for a distance of 221.24 feet (221.19 feet rec.);
Thence North $57^{\circ}09'45''$ West (North $57^{\circ}00'53''$ West rec.) for a distance of 135.30 feet;
Thence South $89^{\circ}59'00''$ East for a distance of 872.88 feet to a $\frac{1}{2}$ inch rebar on the East line of the NE $\frac{1}{4}$;
Thence South $00^{\circ}09'17''$ East (South $00^{\circ}00'23''$ East rec.) along said line for a distance of 69.25 feet to the TRUE POINT OF BEGINNING.

Tract No. 2:

Beginning at the East $\frac{1}{4}$ corner of Section 9, said corner marked by a $\frac{5}{8}$ inch rebar;
Thence North $00^{\circ}09'17''$ West (North $00^{\circ}00'23''$ East rec.) along said line for a distance of 69.25 feet to a $\frac{1}{2}$ inch rebar;
Thence North $89^{\circ}59'00''$ West for a distance of 1548.25 feet to a point which shall be the TRUE POINT OF BEGINNING;
Thence South $64^{\circ}13'25''$ West (South $64^{\circ}23'37''$ West rec.) for a distance of 288.88 feet to a $\frac{1}{2}$ inch rebar;
Thence North $64^{\circ}53'34''$ West (North $64^{\circ}46'53''$ West rec.) for a distance of 283.50 feet (283.44 feet rec.) to a $\frac{1}{2}$ inch rebar;
Thence North $51^{\circ}16'34''$ West (North $51^{\circ}09'53''$ West rec.) for a distance of 8.76 feet;
Thence South $89^{\circ}59'00''$ East for a distance of 523.69 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3: (Well)
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: Part of the SE $\frac{1}{4}$, described as follows:

Beginning at the Southeast corner of Section 9, said corner marked by a $\frac{1}{2}$ inch rebar; Thence North $00^{\circ}07'09''$ West along the East line of Section 9 for a distance of 929.85 feet to the POINT OF BEGINNING;
Thence South $89^{\circ}52'51''$ West for a distance of 47.00 feet;
Thence North $00^{\circ}07'09''$ West for a distance of 72.85 feet;
Thence North $89^{\circ}52'51''$ East for a distance of 47.00 feet to the East line of Section 9;
Thence South $00^{\circ}07'09''$ East along the East line of Section 9 for a distance of 72.85 feet to the POINT OF BEGINNING.

PARCEL NO. 4:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 10: S $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ and That part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$, lying South of Interstate 80N, Project No. I-80N-3(18)191 Highway Survey.

PARCEL NO. 5:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 10: Part of the N $\frac{1}{2}$ NW $\frac{1}{4}$, more particularly described as follows:

Beginning at the North $\frac{1}{4}$ Corner of said Section 10; Thence South $0^{\circ}04'39''$ West along the center section line of said Section 10 for a distance of 370.80 feet to the South right-of-way line of Interstate 80N, Project No. I-80N-3(18)191 and being the REAL POINT OF BEGINNING;
Thence from the real point of beginning, South $0^{\circ}04'39''$ West along the center section line of said Section 10 for a distance of 951.05 feet to the Southeast corner of the N $\frac{1}{2}$ NW $\frac{1}{4}$;
Thence North $89^{\circ}58'21''$ West along the South line of the N $\frac{1}{2}$ NW $\frac{1}{4}$ for a distance of 233.66 feet;
Thence North $0^{\circ}04'39''$ East for a distance of 910.82 feet to the South right-of-way line of the Interstate 80N;
Thence North $79^{\circ}57'46''$ East along the South right-of-way line of Interstate 80N for a distance of 223.00 feet;
Thence North $84^{\circ}56'39''$ East along the South right-of-way line of Interstate 80N for a distance of 14.19 feet to the REAL POINT OF BEGINNING;

PARCEL NO. 6:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 10: That part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, lying South of Interstate 80N, Project No. I-80N-3(18)191 Highway Survey

SAVE AND EXCEPT the following described:

Commencing at the South ¼ Corner of Section 10; Thence North 0°13'46" West, 4720.29 feet along the North-South centerline of Section 10 to the REAL POINT OF BEGINNING;
Thence from this real point of beginning, South 83°45'07" East, 415.31 feet;
Thence North 0°31'32" East, 280.49 feet to the South boundary of a frontage road along the Interstate Highway;
Thence along the South boundary of said frontage road South 84°42'57" West, 417.98 feet to the North-South centerline said Section 10;
Thence along said North-South centerline, Section 10 South 0°13'46" East, 196.79 feet to the REAL POINT OF BEGINNING.

PARCEL NO. 7:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 12: S½NW¼, SW¼ SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Beginning at a point on the Westerly boundary of said SW¼NW¼, said point lies due South, 2,297.5 feet of the Northwest corner of said Section 12;
Thence running South 85°41' East for 321.4 feet;
Thence South 9°00' West for 227.0 feet;
Thence due West for 285.0 feet to a point on the Westerly boundary of said SW¼NW¼;
Thence due North for 248.3 feet to THE TRUE POINT OF BEGINNING.

Tract No. 2:

Beginning at the Southwest section corner of Section 12, said corner marked by a ½ inch rebar which shall be to the POINT OF BEGINNING;
Thence North 00°18'27" East along the West line of the SW¼ for a distance of 208.71 feet;
Thence North 89°24'46" East for a distance of 22.76 feet to a ½ inch rebar;
Thence North 89°24'46" East for a distance of 185.95 feet to a ½ inch rebar;
Thence South 00°18'27" West for a distance of 185.38 feet to a ½ inch rebar;
Thence South 00°18'27" West for a distance of 23.33 feet to the South line of the SW¼;
Thence South 89°24'46" West along said line for a distance of 208.71 feet to THE POINT OF BEGINNING.

PARCEL NO. 8:
TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 7: S¼SE¼, SE¼SW¼

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 7: Part of Lots 7 and 8, more particularly described as follows:

Commencing at the Southwest corner of said Section 7, Thence South 89°57'00" East along the South boundary of the SW¼ of said Section 7 for a distance of 892.00 feet, Thence North 01°38'00" West for a distance of 134.35 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 01°38'00" West for a distance of 174.65 feet;
Thence South 89°57'00" East parallel with the South boundary of the SW¼ of said Section 7 for a distance of 9.88 feet to a point on an existing fence line;
Thence South 01°36'26" West along the existing fence line for a distance of 174.64 feet to the TRUE POINT OF BEGINNING.

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 7: Lots 7 and 8 and that part of Lots 5 and 6, described as follows:

Commencing at center of the property line fence corner post at the Southwest corner of Lot 6 of said Section;
Thence running North along line of property line fence, 92.8 feet to a stake;
Thence South 89°50' East, along fence line, 251.5 feet to center of fence post on North and South fence line, which post is 92.5 feet North of boundary line fence between Lots 6 and 7 of said Section;
Thence South 86°44' East, 719 feet to a point on North and South fence line, which point is 60 feet North of boundary line fence line between Lots 6 and 7 of said Section;
Thence South 65°10' East, 146 feet to a point on line of boundary line fence between Lots 5 and 6 and Lots 7 and 8 of said Section, which point is 133 feet East from corner post on North and South fence line;

Thence Westerly along line of boundary line fence between Lots 5 and 6 and Lots 7 and 8 of said Section, 1104 feet to PLACE OF BEGINNING.

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Commencing at the Southwest corner of said Section 7; Thence Easterly along the Southerly boundary of said Section 7, South 89°57'00" East, 892.00 feet to the TRUE POINT OF BEGINNING;
Thence continuing Easterly along the Southerly boundary of said Section 7, South 89°57'00" East, 250.00 feet;
Thence North 1°38'00" West, 309.00 feet;
Thence Westerly parallel with the Southerly boundary of said Section 7, North 89°57'00" West, 250.00 feet;
Thence South 1°38'00" East, 309.00 feet to THE TRUE POINT OF BEGINNING.

Tract No. 2:

Commencing at the Southwest corner of said Section 7, Thence South 89°57'00" East along the South boundary of the SW¼ of said Section 7 for a distance of 884.40 to the TRUE POINT OF BEGINNING;
Thence North 01°36'26" East along an existing fence line for a distance of 373.03 feet;
Thence North 87°28'45" East along an existing fence line for a distance of 236.43 feet;
Thence South 01°38'00" East for a distance of 74.66 feet;
Thence North 89°57'00" West parallel with the South boundary of the SW¼ of said Section 7 for a distance of 240.12 feet to a point on an existing fence line;
Thence South 01°36'26" West along the existing fence line for a distance of 174.64 feet;
Thence South 01°38'00" East for a distance of 134.35 feet to a point on the South boundary SW¼ of said Section 7;
Thence North 89°57'00" West along the South boundary of the SW¼ of said Section 7 for a distance of 7.60 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 9:

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: W½SW¼ and That part of the NW¼NW¼, lying South of Interstate 80N Project No. I-80N-3(18)191 Highway Survey.

Section 14: NW¼NW¼

Section 15: N½NE¼; NW¼

Section 16: E½

PARCEL NO. 10:

TOWNSHIP 10 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 8: N½SW¼, S½NW¼, S½NE¼ and All That part of the N½N½ lying South of Interstate 84N, Project No. I084N- 3(16)191 Highway Survey Right of Way.

SAVE AND EXCEPT that portion of the W½NW¼ of said Section 8, deeded to the State of Idaho for Interstate 80N Project No. I-80N-3(18)191 Highway Survey as revealed in Warranty Deed given by F.F. Phillips, also known as Forest F. Phillips and Ester Phillips, husband and wife, dated September 23, 1964, recorded October 13, 1964 in Book 177 Page 300 as Instrument Number 160921, Jerome County records.

Also SAVE AND EXCEPT that part of the NE¼NE¼ more particularly described as follows:

Beginning at the Northeast corner of Section 8, said corner marked by a ½ inch rebar; Thence South 00°13'58" East along the East section line for a distance of 274.99 feet to a ½ inch rebar on the south right-of-way of a frontage road on the South side of Interstate 80 which shall be the TRUE POINT OF BEGINNING;
Thence South 00°13'58" East along the East section line for a distance of 228.00 feet to a ½ inch rebar;
Thence North 89°49'32" West for a distance of 108.51 feet to a ½ inch rebar;
Thence North 39°04'07" West for a distance of 294.39 feet to a ½ inch rebar on the south right-of-way of frontage road on the South side of Interstate 80;
Thence South 89°49'32" East along said line for a distance of 293.12 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 11:

TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: That part of the N $\frac{1}{2}$ NE $\frac{1}{4}$ lying South of the right of way of Interstate 80N deeded to the State of Idaho by Deed recorded March 24, 1964, in Book 177 Page 96, Jerome County records.

Section 11: NW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$ lying North of Lateral "C" of the North Side Canal Co., Ltd.;

SAVE AND EXCEPT the following described tracts:

Tract No. 1:

Interstate 80N, Project No. 1-80N-3(14)185, Highway Survey described as follows:

Beginning at the Northwest corner of Section 11, which shall be the POINT OF BEGINNING;
Thence South 89°28'14" East a distance of 2641.35 feet to the North quarter corner;
Thence South 0°16'46" West a distance of 305.59 feet;
Thence North 89°23'39" West, 1950.18 feet;
Thence South 63°44'40" West, 550.64 feet;
Thence North 89°34'09" West, 160 feet;
Thence South 1°41'41" West, 680.17 feet;
Thence North 89°34'09" West, 25 feet to a point on the West line of said Section 11;
Thence North 0°25'51" East along said West line, 1231.48 feet to the POINT OF BEGINNING.

Tract No. 2:

Beginning at the Northwest corner of said NW $\frac{1}{4}$ of Section 11; Thence along the West boundary line of said NW $\frac{1}{4}$, South 0°25'51" West for 2395.35 feet to the REAL POINT OF BEGINNING;
Thence South 89°34'09" East for 406.01 feet;
Thence South 0°25'51" West for 239.71 feet along a line parallel to the West boundary line of said NW $\frac{1}{4}$;
Thence North 89°34'09" West, 406.01 feet to a point on the West boundary line of said NW $\frac{1}{4}$;
Thence North 0°25'51" East for 239.71 feet along said West boundary line to THE REAL POINT OF BEGINNING.

Tract No. 3:

Beginning at the West $\frac{1}{4}$ section corner of Section 11, said corner marked by a 5/8 inch rebar; Thence North 00°17'29" East along the West line of the NW $\frac{1}{4}$ for a distance of 431.95 feet to the POINT OF BEGINNING;
Thence North 00°17'29" East continuing along said line for a distance of 201.65 feet;
Thence North 89°13'49" East for a distance of 24.15 feet to a $\frac{1}{2}$ inch rebar;
Thence North 89°13'49" East for a distance of 191.87 feet to a $\frac{1}{2}$ inch rebar;
Thence South 00°17'29" West for a distance of 201.65 feet to a $\frac{1}{2}$ inch rebar;
Thence South 89°13'49" West for a distance of 189.72 feet to a $\frac{1}{2}$ inch rebar;
Thence South 89°13'49" West for a distance of 26.31 feet to the POINT OF BEGINNING.

Tract No. 4:

Beginning at the West $\frac{1}{4}$ section corner of Section 11, said corner marked by a 5/8 inch rebar;
Thence North 00°17'29" East along the West line of the NW $\frac{1}{4}$ for a distance of 243.55 feet to the POINT OF BEGINNING;
Thence North 00°17'29" East continuing along said line for a distance of 188.40 feet;
Thence North 89°13'49" East for a distance of 26.31 feet to a $\frac{1}{2}$ inch rebar;
Thence North 89°13'49" East for a distance of 189.72 feet to a $\frac{1}{2}$ inch rebar;
Thence South 19°56'18" East for a distance of 205.05 feet to a $\frac{1}{2}$ inch rebar;
Thence North 89°42'29" West (North 89°34'09" West, rec.) for a distance of 261.89 feet to a $\frac{1}{2}$ inch rebar;
Thence North 89°42'29" West (North 89°34'09" West, rec.) for a distance of 25.00 feet to THE POINT OF BEGINNING.

PARCEL NO. 13:

A tract of land located in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 36, Township 9 South, Range 20 East of the Boise Meridian; Government Lot 1 of Section 2 and Government Lots 3 and 4 of Section 1, Township 10 South, Range 20 East of the Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Beginning at the corner common to said Sections 1, 2, 35 and 36, which shall be the POINT OF BEGINNING;
Thence North 0°20'35" West a distance of 1280.70 feet along the Westerly boundary of said S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 36 to the Southerly boundary of the Union Pacific Railroad Property;
Thence North 88°10'58" East a distance of 1608.35 feet along the Southerly boundary of said Railroad property to the Northerly boundary of said S $\frac{1}{2}$ SW $\frac{1}{4}$;
Thence North 89°40'56" East a distance of 1017.98 feet along said Northerly boundary to the Northeast corner of said S $\frac{1}{2}$ NW $\frac{1}{4}$;
Thence South 0°00'30" East a distance of 1327.13 feet to the Southeast corner of said S $\frac{1}{2}$ SW $\frac{1}{4}$ and the Northeast corner of said Government Lot 3;
Thence South 0°15'30" East a distance of 1413.39 feet along the Easterly boundary of said Government Lot 3 to the Southeast corner thereof;
Thence South 89°47'53" West a distance of 1312.50 feet to the Southwest corner of said Government Lot 3 and the Southeast corner of said Government Lot 4;

Thence South 89°47'53" West a distance of 576.92 feet along the Southerly boundary of said Government Lot 4;
Thence North 17°22'20" West a distance of 125.24 feet;
Thence South 89°02'03" West a distance of 412.47 feet;
Thence North 62°38'21" West a distance of 347.57 feet;
Thence North 63°27'27" West a distance of 157.25 feet;
Thence North 45°37'23" West a distance of 199.44 feet;
Thence North 34°48'10" West a distance of 235.24 feet;
Thence North 30°54'48" West a distance of 853.25 feet to the Northerly boundary of said Government Lot 1 Section 2;
Thence North 89°49'52" East a distance of 879.33 feet along the Northerly boundary of said Government Lot 1 to the POINT OF BEGINNING.

PARCEL NO. 14:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 2: SW¼

SAVE AND EXCEPT that portion deeded to the State of Idaho by right-of-way Deed recorded October 28, 1941 in Book 121 Page 350, Jerome County records, AND EXCEPTING THEREFROM that portion Deeded to the State of Idaho by Warranty Deed recorded April 20, 1964 in Book 177 Page 132, Jerome County records.

ALSO EXCEPTING THEREFROM the following described:

Beginning at the West ¼ Corner of Section 2, marked with a 5/8 inch rebar pin and survey cap, the TRUE POINT OF BEGINNING;
Thence South 89°38'47" East 505.28 feet along the Northerly boundary of said N½SW¼;
Thence South 0°03'42" West 172.42 feet;
Thence North 89°38'47" West 505.28 feet to the Westerly boundary of Section 2;
Thence North 0°03'42" East 172.42 feet along said Westerly boundary to the TRUE POINT OF BEGINNING.

PARCEL NO. 15:
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 9: S½SW¼ and that part of the N½SW¼ lying South of the C-33 Lateral Canal of the North Side Canal Company, Ltd.

Section 16: Lots 2 and 3 SAVE AND EXCEPT the following described:

Commencing at the Northwest Corner of Section 16, said corner marked by a 5/8 inch rebar with copper cap which shall be THE POINT OF BEGINNING;
Thence South 89°37'17" East along said section line for a distance of 1256.40 feet;
Thence South 04°42'22" West for a distance of 25.07 feet to a ½ inch rebar;
Thence South 04°42'22" West for a distance of 531.74 feet to a ½ inch rebar;
Thence South 04°42'22" West for a distance of 10.04 feet to the Rim of the Snake River Canyon;
Thence North 69°58'48" West along said canyon rim for a distance of 28.26 feet;
Thence North 44°30'03" West along said canyon rim for a distance of 73.22 feet;
Thence North 28°11'55" West along said canyon rim for a distance of 56.18 feet;
Thence North 65°50'28" West along said canyon rim for a distance of 113.26 feet;
Thence North 68°34'09" West along said canyon rim for a distance of 167.96 feet;
Thence South 69°09'13" West along said canyon rim for a distance of 74.51 feet;
Thence North 81°33'04" West along said canyon rim for a distance of 265.46 feet;
Thence North 71°49'40" West along said canyon rim for a distance of 26.23 feet to a ½ inch rebar;
Thence South 84°14'17" West along said canyon rim for a distance of 38.92 feet;
Thence South 82°44'57" West along said canyon rim for a distance of 63.12 feet;
Thence South 29°21'45" West along said canyon rim for a distance of 9.92 feet;
Thence South 87°51'41" West along said canyon rim for a distance of 25.97 feet;
Thence North 86°04'36" West along said canyon rim for a distance of 74.45 feet;
Thence North 69°59'39" West along said canyon rim for a distance of 52.18 feet;
Thence South 72°09'24" West along said canyon rim for a distance of 79.68 feet;
Thence North 85°18'47" West along said canyon rim for a distance of 15.47 feet;
Thence North 64°06'31" West along said canyon rim for a distance of 119.92 feet;
Thence North 61°57'11" West along said canyon rim for a distance of 37.70 feet to the West line of Section 16;
Thence North 00°09'03" West along said section line for a distance of 40.05 feet to a ½ inch rebar;
Thence North 00°09'03" West along said section line for a distance of 245.00 feet to THE POINT OF BEGINNING.

PARCEL NO. 16:

TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northeast corner of Section 11 and being the REAL POINT OF BEGINNING;
Thence South 00°05'41" East, 1372.53 feet along the East boundary of said N½NE¼ to a found BLM brass cap at the Southeast corner thereof;
Thence North 89°09'24" West, 661.41 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1366.86 feet to a point on the North boundary of Section 11;
Thence South 89°38'52" East, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

PARCEL NO. 17:
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northeast corner of Section 11, said point lies South 89°38'52" East, 2645.37 feet from the North Quarter corner of Section 11; Thence North 89°38'52" West, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING;
Thence South 00°05'41" East, 1366.86 feet to a point on the South boundary of the N½NE¼ of Section 11;
Thence North 89°09'24" West, 661.41 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1361.19 feet to a point on the North boundary of Section 11;
Thence South 89°38'52" East, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

PARCEL NO. 18:
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northeast corner of Section 11, said point lies South 89°38'52" East, 2645.37 feet from the North Quarter corner of Section 11; Thence North 89°38'52" West, 1322.68 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING;
Thence South 00°05'41" East, 1361.19 feet to a point on the South boundary of the N½NE¼ of Section 11;
Thence North 89°09'24" West, 661.41 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1355.52 feet to a point on the North boundary of Section 11;
Thence South 89°38'52" East, 661.34 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

PARCEL NO. 19:
TOWNSHIP 10 SOUTH, RANGE 18 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 11: Part of the N½NE¼, more particularly described as follows:

Commencing at the Northwest corner of said N½NE¼ and being the REAL POINT OF BEGINNING;
Thence South 00°09'30" East, 1349.88 feet along the West boundary of said N½NE¼ to a found BLM brass cap at the Southwest corner thereof;
Thence South 89°09'24" East, 659.91 feet along the South boundary of said N½NE¼;
Thence North 00°05'41" West, 1355.52 feet to a point on the North boundary of Section 11;
Thence North 89°38'52" West, 661.35 feet along the North boundary of Section 11 to the REAL POINT OF BEGINNING.

EXHIBIT A
PROCESSING PLANTS

TRACT B

PARCEL NO. 1: RP09S19E362500
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: Part of the NW¼, more particularly described as follows:

Beginning at the Northwest corner of the SW¼NW¼ of Section 36, said corner marked by a 5/8 inch rebar; Thence South 00°01'10" West (South 00°10'34" West rec.) along the West section line for a distance of 879.78 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;
Thence South 89°37'21" East for a distance of 131.60 feet to a ½ inch rebar;
Thence North 53°00'58" East for a distance of 3142.29 feet to a ½ inch rebar on the East line of the NW¼;
Thence South 00°01'47" West (South 00°11'02" West rec.) along said line for a distance of 2006.90 feet to a ½ inch rebar;
Thence North 89°37'21" West (North 89°27'52" West rec.) for a distance of 2640.72 feet to a ½ inch rebar on the West section line;
Thence North 00°01'10" East (North 00°10'34" East rec.) along said line for a distance of 100.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2: - RP09S19E362404
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: All that part of the NE¼NW¼ lying North of the Eastern Idaho Railroad right-of-way, more particularly described as follows:

Beginning at the North quarter section corner of Section 36, said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING;
Thence South 00°01'47" West (South 00°11'02" West rec.) along the East line of the NE¼NW¼ for a distance of 92.97 feet to a ½ inch rebar;
Thence South 00°01'47" West (South 00°11'02" West rec.) along the East line of the NE¼NW¼ for a distance of 0.10 feet to the North right-of-way of the E.I.R.R.;
Thence South 79°17'01" West (South 79°26'30" West rec.) along said right-of-way for a distance of 1344.08 feet (1344.02 feet rec.) to a ½ inch rebar on the West line of the NE¼NW¼;
Thence North 00°01'28" East (North 00°10'48" East rec.) along said line for a distance of 350.60 feet (350.77 feet rec.) to the Northwest corner of the NE¼NW¼ marked by a 5/8 inch rebar;
Thence South 89°40'13" East (South 89°31'14" East rec.) along said line for a distance of 1320.56 feet (1320.51 feet rec.) to the POINT OF BEGINNING.

PARCEL NO. 3: RP09S19E362451
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: Part of the NW¼, more particularly described as follows:

Beginning at the Northwest corner of the SW¼NW¼ of Section 36, said corner marked by a 5/8 inch rebar which shall be the POINT OF BEGINNING;
Thence North 00°01'10" East (North 00°10'34" East rec.) along the West section line for a distance of 609.88 feet (609.95 feet rec.) to a ½ inch rebar on the South right-of-way of the E.I.R.R.;
Thence North 79°17'01" East (North 79°26'30" East rec.) along said right-of-way for a distance of 2688.09 feet to a ½ inch rebar on the East line of the NW¼;
Thence South 00°01'47" West (South 00°11'02" West rec.) along said line for a distance of 100.00 feet to a ½ inch rebar;
Thence South 53°00'58" West for a distance of 3142.29 feet to a ½ inch rebar;
Thence North 89°37'21" West for a distance of 131.60 feet to a ½ inch rebar on the West section line;
Thence North 00°01'10" East (North 00°10'34" East rec.) along said line for a distance of 879.79 feet to the POINT OF BEGINNING.

PARCEL NO. 4: RP09S19E363014
TOWNSHIP 9 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 36: Part of the NW¼NW¼, more particularly described as follows:

Commencing at the Northwest corner of said Section 36 from which the West Quarter corner of said Section 36 bears South 00°08'03" West, 2639.61 feet; Thence South 00°08'03" West for a distance of 179.28 feet (South along the west section line, 182.5 feet per Warranty Deed Instrument 177485) to a set 5/8 inch rebar with plastic cap and the POINT OF BEGINNING;

Thence South 00°08'03" West for a distance of 428.70 feet (South along the west section line, 428.7 feet per Warranty Deed Instrument 177485 and 100035) to a set 5/8 inch rebar with plastic cap;

Thence North 79°24'17" East for a distance of 1,137.97 feet (northeasterly direction along the north boundary of the railroad right-of-way, 1138.59 feet per Warranty Deed Instrument 100035) to a set 5/8 inch rebar with plastic cap;

Thence North 00°18'11" West for a distance of 232.40 feet (North parallel with the west boundary, 233.1 feet per Warranty Deed Instrument 177485 and 100035) to a found 2 inch pipe;

Thence North 76°47'38" West for a distance of 376.11 feet (North 76°49' West, 376.6 feet per Warranty Deed Instrument 177485) to a found 2 inch pipe;

Thence South 82°29'33" West for a distance of 756.66 feet (South 82°30' West, 759.2 feet per Warranty Deed Instrument 177485) to the POINT OF BEGINNING.

PARCEL NO. 5: RPH00000322550
TOWNSHIP 9 SOUTH, RANGE 20 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 32: Part of the NW¼SE¼, more particularly described as follows:

Beginning at the Northeast corner of the NW¼SE¼, said corner marked by a 5/8 inch rebar which shall be the TRUE POINT OF BEGINNING;

Thence South 0°11'03" East along the East line of the NW¼SE¼ for 119.50 feet to a ½ inch rebar, said rebar being 8.50 feet Northerly from the centerline of Track No. 3 of the Northside Branch of the Union Pacific Railroad Company, as now constructed and operated;

Thence South 88°13'45" West parallel and/or concentric with and 8.50 feet Northerly from the centerline of Track No. 3 for 660.42 feet to the intersection of the North right-of-way of the main track of the Union Pacific Railroad Company, said right-of-way being 50.00 feet Northerly and perpendicular to said track;

Thence on a non-tangent curve to the right, along said right-of-way for 666.34 feet to a point on the West line of the NW¼SE¼, said curve having a central angle of 6°46'54" and a radius of 5629.65 feet with a long chord bearing of North 80°11'19" West for 665.95 feet;

Thence North 0°25'09" West along the West line of the NW¼SE¼ for 18.07 feet to the center quarter section corner of Section 32;

Thence North 89°38'11" East along the North line of the NW¼SE¼ for 1316.09 feet to the TRUE POINT OF BEGINNING.

TRACT C

PARCEL NO. 12: RP10S19E020625
TOWNSHIP 10 SOUTH, RANGE 19 EAST OF THE BOISE MERIDIAN,
JEROME COUNTY, IDAHO

Section 2: SE¼, S½NE¼ And a strip of land 16 feet wide along and across the West side of the NW¼NE¼ (Lot 2).

SAVE AND EXCEPT the following described:

Beginning at the East ¼ section corner of Section 2, said corner marked by a 5/8 inch rebar; Thence North 00°02'00" East along the east line of Section 2 for a distance of 170.39 feet to a ½ inch rebar which shall be the POINT OF BEGINNING;

Thence North 89°29'58" West for a distance of 422.99 feet to a ½ inch rebar;

Thence North 00°02'00" East for a distance of 269.98 feet to a ½ inch rebar;

Thence South 89°29'58" East for a distance of 422.99 feet to a ½ inch rebar on the east line of Section 2;

Thence South 00°02'00" West along the east line of Section 2 for a distance of 269.99 feet to the POINT OF BEGINNING.



IDAHO DEPARTMENT OF
WATER RESOURCES

Southern Region • 650 Addison Ave W, Suite 500 • Twin Falls, ID 83301-5858

Phone: 208-736-3033 • Fax: 208-736-3037 • Email: southerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 31, 2025

CONTERRA AGRICULTURAL CAPITAL LLC
5465 MILLS CIVIC PKWY STE 201
WDM IA 50266-5320

Re: Notice of Security Interest for Water Right No(s): 36-2243, 36-2303, 36-7065, 36-7093,
36-7141, 36-7144, 36-15119, 36-15178 & 36-16500

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) 293-9908.

Sincerely,

Denise Maline
Administrative Assistant 1

Enclosure(s)

c: Standlee Family Limited Partnership
TitleOne, Burley, Idaho (File #25565850)



TitleOne
a title & escrow co.

211 W. 13th St.
Burley, ID 83318
Ph. (208) 881-0087
Fx. (866) 582-7546
www.titleonecorp.com

Idaho Department of Water Resources
650 Addison Ave. W.
Suite 500
Twin Falls, ID 83301

RECEIVED
SEP 26 2025
DEPT. OF WATER RESOURCES
SOUTHERN REGION

Date: September 24, 2025

Escrow No. 25565850

Greetings,

Enclosed please find the following:

- TitleOne check no. 59983 in the amount of \$225.00
- Original executed Notice of Security Interest
- Copy of original executed Mortgages, Instrument No.'s 2503567, 2503569, and 2503571, records of Jerome Co., ID

Please make the changes necessary to your records and send a receipted copy to TitleOne, PO Box 177, Burley, ID 83318.

Please feel free to contact us at the number above should you have any questions.

Best regards,
TITLEONE

Ashley Martinkus
Ag Escrow Assistant

AR/am
Enc.
FedEx