

PARTIAL RELEASE OF MORTGAGE

The Bank of Commerce holds a Mortgage, *Security Agreement, Assignment of Rents and Fixture Filing* recorded as Instrument No. 768991 in the records of Bingham County, Idaho (the "Mortgage"), which encumbers certain farm ground and its appurtenances (including all water rights) owned by Phillips' Brothers Farm & Livestock, LLC located in Bingham County, Idaho. The encumbered property is described as follows:

EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

TOWNSHIP 1 NORTH, RANGE 32 EAST, BOISE MERIDIAN, BINGHAM COUNTY,
IDAHO
SECTION 33: SOUTHWEST QUARTER
TOWNSHIP 1 SOUTH, RANGE 32, EAST, BOISE MERIDIAN, BINGHAM COUNTY,
IDAHO
SECTION 1: SOUTHWEST QUARTER SOUTHEAST QUARTER, SOUTHWEST
QUARTER, LOTS 3 AND 4
SECTION 2: SOUTH HALF, LOTS 3 AND 4
SECTION 3: EAST HALF SOUTHEAST QUARTER, LOTS 3 AND 4
SECTION 4: LOT 1

The Bank of Commerce previously consented to the transfer of a 17.7-acre portion of water right appurtenant to the above-described encumbered property to be sold to a third party. The transfer of said 17.7-acre portion has been accomplished, and the Idaho Department of Water Resources has assigned the identification numbers of 21-13347, 25-14610 and 25-14609 to said 17.7-acre water right portion as described in Exhibit 1 attached hereto.

The Bank of Commerce hereby releases, from the lien of the Mortgage, Water Right No. 21-13347, 25-14610 and 25-14609 as described in Exhibit 1. In all other respects, the Mortgage remains in full force and effect on the above-described property and its appurtenances that is not released.

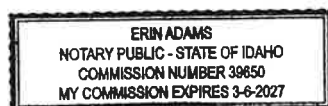
Dated: 13 March, 2026

The Bank of Commerce

By: Justin R Hokanson
Justin R Hokanson, E.V.P.

STATE OF IDAHO)
 : ss
COUNTY OF BINGHAM)

On This 13 day of March, in the year 2026, before me, a Notary Public in and for said State, personally appeared Justin R Hokanson, known or identified to me to be the E.V.P. respectively, of the Corporation that executed the within instrument or the person(s) who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.



Erin Adams
Notary Public of Idaho
Residing at Blackfoot, Idaho
Commission expires: 03/06/2027

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

TRANSFER OF WATER RIGHT
TRANSFER NO. 90002

This is to certify that: MMLH LLC
101 E MAIN ST STE 202
REXBURG, ID 83440-2017

has requested a change to the water right(s) listed below. This change in water right(s) is authorized pursuant to the provisions of Section 42-222, Idaho Code. A summary of the changes is also listed below. The authorized change for each affected water right, including conditions of approval, is shown on the following pages of this document.

Summary of Water Rights Before the Proposed Changes

<u>Water Right</u>	<u>Origin/Basis</u>	<u>Priority Date</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>Source</u>
35-7449B	WR/DECREED	10/15/1974	3,760 cfs	1093.2 af	N/A	273.3	GROUND WATER

Purpose of Transfer (Changes Proposed)

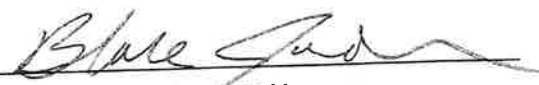
<u>Current Number</u>	<u>Split</u>	<u>POD</u>	<u>POU</u>	<u>Add POD</u>	<u>Period of Use</u>	<u>Nature of Use</u>
35-7449B	YES	YES	YES	NO	YES	YES

Summary Of Water Rights After the Approved Change

<u>Existing Right</u>	<u>New No. (Changed Portion)</u>	<u>Transfer Rate</u>	<u>Transfer Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>New No. (remaining portion)</u>	<u>Remaining Rate</u>	<u>Remaining Volume</u>	<u>Remaining Acre Limit</u>	<u>Remaining Total Acres</u>
35-7449B	21-13347	0.020 cfs	3.1 af	N/A	N/A	35-7449B	3.740 cfs	1088.8 af	N/A	272.2
COMBINED TOTALS		0.020 cfs	3.1 af	N/A	N/A		N/A	N/A	N/A	N/A

This water right(s) is subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources. Detailed Water Right Description(s) attached.

Dated this 26th day of January, 2026


Water Resources Program Manager

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

TRANSFER OF WATER RIGHT
TRANSFER NO. 90151

This is to certify that: KNIFE RIVER CORPORATION MOUNTAIN WEST
5450 W GOWEN RD
BOISE, ID 83709-5625

has requested a change to the water right(s) listed below. This change in water right(s) is authorized pursuant to the provisions of Section 42-222, Idaho Code. A summary of the changes is also listed below. The authorized change for each affected water right, including conditions of approval, is shown on the following pages of this document.

Summary of Water Rights Before the Proposed Changes

<u>Water Right</u>	<u>Origin/Basis</u>	<u>Priority Date</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>Source</u>
35-7449B	WR/DECREED	10/15/1974	3.74 cfs	1088.8af	N/A	272.2	GROUND WATER

Purpose of Transfer (Changes Proposed)

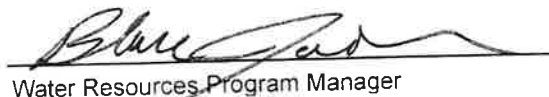
<u>Current Number</u>	<u>Split</u>	<u>POD</u>	<u>POU</u>	<u>Add POD</u>	<u>Period of Use</u>	<u>Nature of Use</u>
35-7449B	YES	YES	YES	NO	YES	YES

Summary Of Water Rights After the Approved Change

<u>Existing Right</u>	<u>New No. (Changed Portion)</u>	<u>Transfer Rate</u>	<u>Transfer Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>New No. (remaining portion)</u>	<u>Remaining Rate</u>	<u>Remaining Volume</u>	<u>Remaining Acre Limit</u>	<u>Remaining Total Acres</u>
35-7449B	25-14609	0.130 cfs	28.6 af	N/A	N/A	35-7449B	3.610 cfs	1049.6 af	N/A	262.4
COMBINED TOTALS		0.130 cfs	28.6 af	N/A	N/A		N/A	N/A	N/A	N/A

This water right(s) is subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources. Detailed Water Right Description(s) attached.

Dated this 26th day of January, 2026.


Water Resources Program Manager

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

TRANSFER OF WATER RIGHT
TRANSFER NO. 90153

This is to certify that: KNIFE RIVER CORPORATION MOUNTAIN WEST
5450 W GOWEN RD
BOISE, ID 83709-5625

has requested a change to the water right(s) listed below. This change in water right(s) is authorized pursuant to the provisions of Section 42-222, Idaho Code. A summary of the changes is also listed below. The authorized change for each affected water right, including conditions of approval, is shown on the following pages of this document.

Summary of Water Rights Before the Proposed Changes

<u>Water Right</u>	<u>Origin/Basis</u>	<u>Priority Date</u>	<u>Diversion Rate</u>	<u>Diversion Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>Source</u>
35-7449B	WR/DECREED	10/15/1974	3.610 cfs	1049.6 af	N/A	262.4	GROUND WATER

Purpose of Transfer (Changes Proposed)

<u>Current Number</u>	<u>Split</u>	<u>POD</u>	<u>POU</u>	<u>Add POD</u>	<u>Period of Use</u>	<u>Nature of Use</u>
35-7449B	YES	YES	YES	NO	YES	YES

Summary Of Water Rights After the Approved Change

<u>Existing Right</u>	<u>New No. (Changed Portion)</u>	<u>Transfer Rate</u>	<u>Transfer Volume</u>	<u>Acre Limit</u>	<u>Total Acres</u>	<u>New No. (remaining portion)</u>	<u>Remaining Rate</u>	<u>Remaining Volume</u>	<u>Remaining Acre Limit</u>	<u>Remaining Total Acres</u>
35-7449B	25-14610	0.090 cfs	19.9 af	N/A	N/A	35-7449B	3.520 cfs	1022.4 af	N/A	255.6
COMBINED TOTALS		0.090 cfs	19.9 af	N/A	N/A		N/A	N/A	N/A	N/A

This water right(s) is subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources. Detailed Water Right Description(s) attached.

Dated this 26th day of January, 2026.


Water Resources Program Manager



13 March 13, 2026

State of Idaho
Department of Water Resources
900 N Skyline Drive Suite A
Idaho Falls ID 83402-1718

RE: Water Right – 35-7449B

Dear Jonie Barg:

The Bank of Commerce is releasing 17.7 acres of security interest in Water Right no. 35-7449B.

Sincerely,

The Bank of Commerce

A handwritten signature in dark ink, appearing to read "Justin R Hokanson".

Justin R Hokanson

E.V.P.

(208)785-6843

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) JUSTIN R HOKANSON
B E-MAIL CONTACT AT FILER (optional) blackfoot@bofc.bank
C SEND ACKNOWLEDGMENT TO: (Name and Address) THE BANK OF COMMERCE P.O. BOX 1046 BLACKFOOT, ID 83221

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a INITIAL FINANCING STATEMENT FILE NUMBER
769022

1b ☒ This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS
Filer attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2 ☐ TERMINATION Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement

3 ☐ ASSIGNMENT (full or partial) Provide name of Assignee in item 7a or 7b and address of Assignee in item 7c and name of Assignor in item 9
For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8

4 ☐ CONTINUATION Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

5 ☐ PARTY INFORMATION CHANGE
Check one of these two boxes: ☐ Debtor or ☐ Secured Party of record AND Check one of these three boxes: ☐ CHANGE name and/or address Complete item 6a or 6b and item 7a or 7b and item 7c ☐ ADD name Complete item 7a or 7b and item 7c ☐ DELETE name Give record name to be deleted in item 6a or 6b

6 CURRENT RECORD INFORMATION Complete for Party Information Change - provide only one name (6a or 6b)

6a ORGANIZATION'S NAME PHILLIPS' BROTHERS FARM & LIVESTOCK, LLC			
OR 6b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

7 CHANGED OR ADDED INFORMATION Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a ORGANIZATION'S NAME			
OR 7b INDIVIDUAL'S SURNAME			
INDIVIDUAL'S FIRST PERSONAL NAME			
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)			
7c MAILING ADDRESS		CITY	STATE
		POSTAL CODE	COUNTRY

8 ☒ COLLATERAL CHANGE Also check one of these four boxes: ☐ ADD collateral ☒ DELETE collateral ☐ RESTATE covered collateral ☐ ASSIGN collateral

Indicate collateral

**THIS IS A PARTIAL RELEASE OF 17.7 ACRES OF WATER RIGHTS FROM WATER RIGHT NO. 35-7449-B
FIXTURE FILING STILL REMAINS IN FULL FORCE AND EFFECT**

TO BE RECORDED IN REAL ESTATE RECORDS

9 NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment)
If this is an Amendment authorized by a DEBTOR, check here ☐ and provide name of authorizing Debtor

9a ORGANIZATION'S NAME THE BANK OF COMMERCE			
OR 9b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

10 OPTIONAL FILER REFERENCE DATA