

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1135

This Lease Contract ("Lease") is between the Idaho Water Resource Board ("Board"), and

LESSOR: WARM SPRINGS CREEK RANCH LLC
C/O MARK GATES
700 EMERSON ST
PALO ALTO, CA 94301

RECEIVED
FEB 06 2020
DEPARTMENT OF
WATER RESOURCES

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on December 23, 2019.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

| Water Right No. | Priority Date | Source | Diversion Rate (CFS) | Diversion Volume (AF) | Acres (AC) |
|------------------------------|---------------|---|----------------------|-----------------------|--------------|
| 34-469 | 11/1/1892 | WARM SPRINGS CREEK, tributary to BIG LOST RIVER | 2.6 | Not Stated | 171.0 |
| 34-471 | 7/12/1907 | WARM SPRINGS CREEK, tributary to BIG LOST RIVER | 0.6 | Not Stated | 171.0 |
| Combined Lease Totals | | | 3.2 | 602.2 | 171.0 |

SUPPORT DATA
IN FILE # 34-469

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2020 to December 31, 2024. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.

WATER SUPPLY BANK LEASE CONTRACT No. 1135


5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1135

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: WARM SPRINGS CREEK RANCH LLC
C/O MARK GATES
700 EMERSON ST
PALO ALTO, CA 94301

By 
Title manager
Date 2/3/20

IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By 
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date 02/19/20

Lease approved by IDWR 

Date 02/19/20

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1135

ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 34-469, 34-471

WARM SPRINGS SWNESE Sec. 34 Twp 08N Rge 22E CUSTER County
CREEK

| Water Right | Beneficial Use | Season of Use | | | Diversion Rate (CFS) | Volume (AF) |
|----------------|----------------|---------------|----|-------|----------------------|-------------|
| | | From | to | To | | |
| 34-469 | IRRIGATION | 5/01 | to | 10/15 | 2.6 cfs | Not Stated |
| 34-471 | IRRIGATION | 5/01 | to | 10/15 | 0.6 cfs | Not Stated |
| Totals: | | | | | 3.2 cfs | 602.2 AF |

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

| Twp | Rng | Sec | NE | | | | NW | | | | SW | | | | SE | | | | Totals |
|-----|-----|-----|----|----|------|----|-----------|------------|-----------|----|----|----|------------|------|----|----|----|----|--------|
| | | | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | |
| 07N | 22E | 1 | | | 40.0 | | | | | | | | | | | | | | 40.0 |
| 07N | 23E | 6 | | | | | 5.0 L3 | 41.0 L4 | 5.0 L8 | | | | | | | | | | 51.0 |
| 08N | 23E | 31 | | | | | | | | | | | 40.0 L4 | 40.0 | | | | | 80.0 |

Total Acres: 171.0

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1135

8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre at the field headgate for irrigation of the lands above.
13. The period of use for irrigation described above may be extended in seasons of unusual characteristics to a beginning date of 4-20 and an ending date of 10-31 at the discretion of the Director of the Idaho Department of Water Resources.
14. This approval is specifically conditioned upon the terms and limitations contained in the Stipulation, Settlement, and Joint Motion for Order filed with the Department on October 12, 1999, In the Matter of Application for Permit 34-7591, In the Name of L & S Partners, numerous other captioned matters, and the Preliminary Order of the Department issued on November 18, 1999. This approval is subject to any future modifications resulting from or required by the terms of that Stipulation, the Preliminary Order of the Department, and the actions taken pursuant thereto.
15. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.
16. Use of water under these rights will be regulated by the watermaster of State Water District No. 34.
17. The unleased portions of water rights 34-469 and 34-471 when combined shall not exceed a total maximum diversion volume of 148.0 af at the field headgate for the irrigation of 42.0 acres and stockwater use.

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1135

34-469 & 34-471
Effective until December 31, 2024

This map depicts the **place of use to be idled** pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Approved Lease Place of Use
- ▬ Township/Range
- ▭ Sections



STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED
DEC 10 2019
DEPARTMENT OF
WATER RESOURCES

RECEIVED
JAN 10 2020
DEPARTMENT OF
WATER RESOURCES

WATER SUPPLY BANK LEASE OR SALE
APPLICATION CHECKLIST

An application to lease or sell a water right into the Water Supply Bank must be prepared in accordance with the minimum requirements listed below to be acceptable for processing by the Department. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. **Incomplete applications will be returned to applicants for completion.**

Designated Applicant Warm Springs Creek Ranch LLC

Water Right No. 34-471
One water right per application

All items must be checked as either *Attached (Yes)* or *Not Applicable (N/A)*

YES

- Completed *Water Supply Bank Lease or Sale Application Checklist* (this form).
- Completed *Application to Sell or Lease a Water Right to the Water Supply Bank* (pages 2-3).
- Application filing fee of \$250.00. If you are submitting more than one lease application and the water rights have a common place of use, or common diversion rate, or common diversion volume, the combined maximum fee is \$500.00.

Attachment N/A YES

- 1A Contact information for *all owners* of the water right that is being leased or sold on this application.
- 1B An Internal Revenue Service (IRS) Form W-9 for the Designated Applicant.
- 1C *Notice of Change in Water Right Ownership* form (accessible from www.idwr.idaho.gov).
- 1D Written consent from irrigation district or water delivery company.
- 1E Contact information for an authorized representative and documentary proof they are authorized to represent the Designated Applicant on this application. If the Designated Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.
- 2 Description of a water right portion offered to the Water Supply Bank.
- 3D Evidence demonstrating that a water right has not been lost through abandonment or forfeiture pursuant to Section 42-222(2), Idaho Code.
- 4 A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. If you don't already have a detailed map, you can create one using IDWR's online General Mapping Tool (<http://maps.idwr.idaho.gov/mapall/>) to locate a water right place of use or point of diversion.

Department Use Only

| | | | |
|---|------------------------|--|--------------------------|
| Fee Amount \$ <u>1000</u> | Received By: <u>KM</u> | Date Received: <u>1-10-2020</u> | Receipt # <u>C108218</u> |
| W-9 received? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | (Route W-9 to Fiscal) | Name on W-9: <u>Big Lost Ranch LLC</u> | |

1559

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANK

1. CONTACT INFORMATION

A. An application to sell or lease a water right to the Water Supply Bank must be completed by a Designated Applicant who is a recognized owner of the water right being sold or leased to the Water Supply Bank. If there are additional owners recorded for the property to which the water right is appurtenant, those individuals must authorize the Designated Applicant to represent them on this application by completing and signing Attachment 1A of this application package.

Designated Applicant Warm Springs Creek Ranch LLC Email Address Mark@gatesland.com
Mailing Address 700 Emerson St., Palo Alto, CA 94301 Phone Number 650-614-6234

The Designated Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

The Designated Applicant is representing additional water right holders who have completed Attachment 1A.

B. Has the designated applicant completed an IRS Form W-9 (Attachment 1B)? Yes No

C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes No
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).

D. Is the diversion works or system owned or managed by an irrigation district or water delivery company? Yes No
If yes, provide written consent from the company, corporation or irrigation district authorizing the proposed sale or lease (Attachment 1D).

E. Is this application being completed by an authorized representative of the Designated Applicant? Yes No
If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1E).

Name of Representative Mark Gates Organization Warm Springs Creek Ranch LLC
Professional Title Managing partner Email Address Mark@gatesland.com
Mailing Address 700 Emerson, Palo Alto CA 94301 Phone Number 650-614-6234

Send all correspondence for this application to the representative and not to the Designated Applicant.

OR

Send original correspondence to the Designated Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

Water Right Number 34-471 The full water right is being offered to the Bank.

OR

A part of the water right is being offered to the Bank.
(If a portion of a water right is being offered, complete Attachment 2)

3. GENERAL INFORMATION

A. Please provide a description of the current water diversion system.

Ditch and flood irrigation

B. Describe any other water rights used for the same purpose at the same place of use as the water right being offered to the Bank.

34-468

C. Will the present place of use continue to receive water from any other source? Yes No

If yes, describe. _____

D. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes No

If yes, describe and attach Watermaster records or other evidence to demonstrate that the water right has not been lost through abandonment or forfeiture pursuant to Section 42-222(2), Idaho Code. _____

E. Is this water right involved in any other IDWR process such as an application for transfer or a mitigation plan? Yes No

If yes, describe. _____

4. SALE/LEASE AGREEMENT

A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale or lease ?

If lease, for a period from 1/1/2020 to 12/31/2024 (maximum lease period 5 years).
(Month / Day / Year) (Month / Day / Year)

B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.

Current rental rate. _____

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Applicant acknowledges the following:

1. Payment to the Designated Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture provisions are stayed.
5. Acceptance of a water right into the ank does not, in itself, confirm the validity of the water right or any elements of the water right.

 Signature of Designated Applicant

 Printed Name

 Date

Jim Gregory
 Signature of Authorized Representative

Jim Gregory
 Printed Name

13 December 2019
 Date

Mail to:

Idaho Department of Water Resources
 P.O. Box 83720
 Boise, ID 83720-0098

**STATE OF IDAHO
WATER RESOURCE BOARD**

ATTACHMENT 1A

Additional Water Right Holders Party to the Lease Application

List all individuals or business entities that are owners of the property to which the water right on this application is appurtenant. All water right holders must be signatories to a Water Supply Bank Lease Application however only the Designated Applicant needs to provide a completed IRS Form W-9 (Attachment 1B). **All correspondence and any financial payment associated with the rental of this water right will be directed to the Designated Applicant.** If additional space is needed to list any other water right holders, attach a second copy of Attachment 1A.

Water Right No. 34-471

| | Designated Applicant | Applicant #2 | Applicant #3 |
|-----------------------|--|---|---|
| Name | | | |
| Mailing Address | | | |
| Phone Number | | | |
| Email Address | | | |
| Applicant Declaration | As Designated Applicant, I submit this lease application on behalf of all other water right holders. | I authorize the Designated Applicant to submit this application on my behalf. | I authorize the Designated Applicant to submit this application on my behalf. |
| Signature | | | |

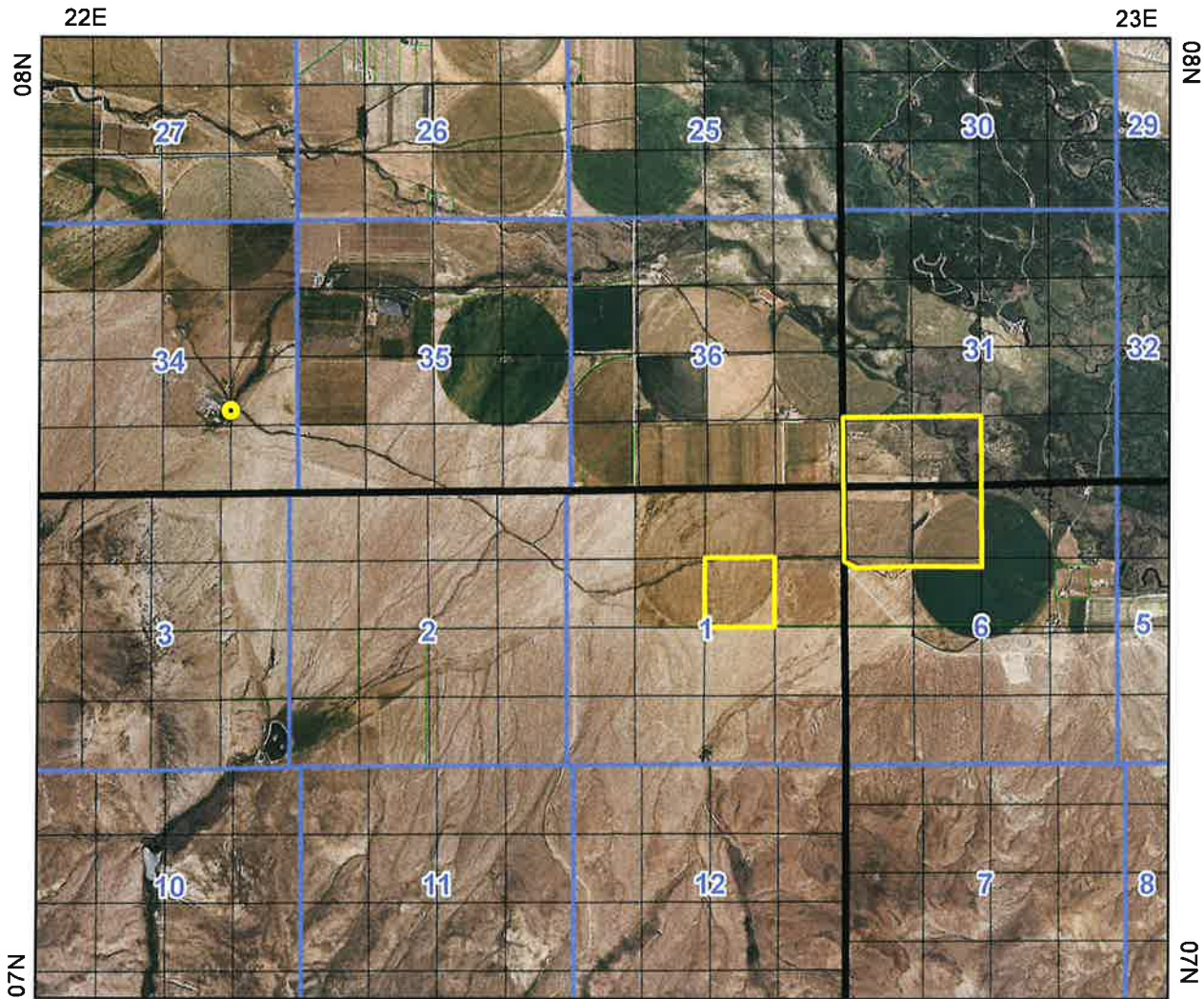
| | Applicant #4 | Applicant #5 | Applicant #6 |
|-----------------------|---|---|---|
| Name | | | |
| Mailing Address | | | |
| Phone Number | | | |
| Email Address | | | |
| Applicant Declaration | I authorize the Designated Applicant to submit this application on my behalf. | I authorize the Designated Applicant to submit this application on my behalf. | I authorize the Designated Applicant to submit this application on my behalf. |
| Signature | | | |

State of Idaho
Department of Water Resources

Water Right 34-471

IRRIGATION

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



Point of Diversion

Place Of Use Boundary

Townships

PLS Sections

Quarter Quarters

Taxlots

0 0.425 0.85 1.7 Miles




WARM SPRINGS CREEK RANCH, LLC
700 EMERSON STREET
PALO ALTO, CA 94301

I, Mark T. Gates, being duly sworn, declare that I am the Owner and Manager of Warm Springs Creek Ranch, LLC.

I hereby authorize Jim Gregory, resident at 5306 Zollinger Road, Mackay, Idaho 83251, to act on behalf of Warm Springs Creek Ranch, LLC in connection with the State of Idaho Department of Water Resources, with particular regard to actions concerning water rights.

I further declare that all statements, answers and information herein submitted is in all respects true and correct to the best of my knowledge and belief. This Authorization shall become effective on the date of execution set forth below and continue until revoked by me.

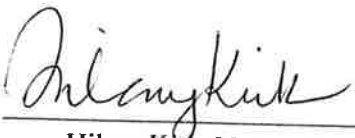


Mark T. Gates
Manager, Warm Springs Creek Ranch, LLC

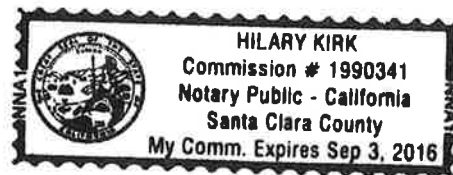
April, 14, 2014

State of California
County of Santa Clara

Subscribed and sworn to before me, Hilary Kirk, Notary Public,
on this fifteenth day of April, 2014 by Mark T. Gates, who proved
to me on the basis of satisfactory evidence to be the person who
appeared before me.

Signature: 

Hilary Kirk, Notary Public





State of Idaho

DEPARTMENT OF WATER RESOURCES

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

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: idwr.idaho.gov • Email: idwrinfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

February 21, 2020

WARM SPRINGS CREEK RANCH LLC
C/O MARK GATES
700 EMERSON ST
PALO ALTO CA 94301

**RE: WATER SUPPLY BANK LEASE CONTRACT 1135
FOR WATER RIGHTS 34-469, 34-471**

Dear Lessor:

Water rights **34-469, 34-471** were leased into the Water Supply Bank (Bank) as of January 1, 2020, in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The rights will automatically be released from the Bank on **December 31, 2024**, unless the rights are released earlier by the Water Resource Board (Board). On behalf of the Board, the Department of Water Resources (Department) can evaluate an early release of the lease contract upon your request. To release the water rights from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at www.idwr.idaho.gov. **Please note your water rights may not be available for immediate release if they have been rented or are being considered for a future rental. Furthermore, it is at the discretion of the Department whether or not a water right can be released early from a lease contract.**

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,

Water Supply Bank

Enclosure: Executed Lease Contract

c: James Cefalo - IDWR Eastern Region
Lucas Yockey – Water District 34



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: idwr.idaho.gov • Email: idwrinfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

January 22, 2020

WARM SPRINGS CREEK RANCH LLC
C/O MARK GATES
700 EMERSON ST
PALO ALTO CA 94301

RE: APPLICATION TO LEASE WATER RIGHT 34-467 & 34-468 CONTRACT 1132 & WATER RIGHT 34-469 & 34-471 CONTRACT 1135 TO THE WATER SUPPLY BANK

******TIME SENSITIVE RESPONSE REQUIRED******

Dear Applicant:

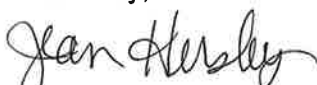
The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two of each original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

The right will automatically be released from the Bank on **December 31, 2024**, unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:
"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 287-4800.

Sincerely,


for Water Supply Bank

Enclosures: Proposed Lease Contracts
Receipt # C108218

Hersley, Jean

From: Hersley, Jean
Sent: Wednesday, January 22, 2020 7:44 AM
To: Jordan, Blake; Lucas Yockey (watermaster34@atcnet.net)
Subject: WSB Leases for Warm Springs Creek Ranch
Attachments: Idled Acres 34-467 34-468.pdf; Lease Application Review 34-467 34-468.xls; Report - Lease Contract - 1132.docx; Idled Acres 34-469 34-471.pdf; Lease Application Review 34-469 34-471.xls; Report - Lease Contract - 1135.docx

Please let me know within 7 days if you have any comments or concerns with the attached leases. Thank you.

*Jean Hersley
Idaho Dept Water Resources
Technical Records Specialist II
208-287-4942*



0003583012



STATE OF IDAHO
Office of the secretary of state, Lawrence Denney
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only
-FILED-
 File #: 0003583012
 Date Filed: 7/30/2019 3:06:22 PM

B0309-9147 07/30/2019 3:06 PM Received by ID Secretary of State Lawrence Denney

| | | |
|---|---------|---|
| Entity Name and Mailing Address: WARM SPRINGS CREEK RANCH, LLC The file number of this entity on the records of the Idaho Secretary of State is: 0000106098 Address: 700 EMERSON ST PALO ALTO, CA 94301-2410 | | |
| Entity Details: Entity Status: Active-Existing This entity is organized under the laws of: IDAHO If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W31056 | | |
| The registered agent on record is: Registered Agent: CHRISTOPHER J BEESON Registered Agent Physical Address: 601 W BANNOCK ST BOISE, ID 83701 Mailing Address: | | |
| Limited Liability Company Managers and Members | | |
| | | |
| Name | Title | Address |
| MARK T GATES | Manager | 700 EMERSON STREET PALO ALTO, CA 94301 |
| The annual report must be signed by an authorized signer of the entity. | | |
| <i>Mark Gates</i> | | <i>07/30/2019</i> |
| Sign Here | | Date |
| Signer's Title: managing member | | |

WARM SPRINGS CREEK RANCH, LLC

RECEIVED

JAN 10 2020

DEPARTMENT OF
WATER RESOURCES

To Whom It May Concern:

The enclosed check, #1176, is payment for fees associated with entering water supply rights into the water supply bank.

Please submit this fee to our application for Water Rights 34-467, 34-468, 34-469, 34-471, owned by the Warm Springs Ranch.

If you have any questions, please contact our manager Jim Gregory at (208) 588.2447 or (208) 390.5306.

Thank you -

Best,



Rachel Wright
Warm Springs Creek Ranch, LLC.
700 Emerson Street
Palo Alto, CA 94301
(650) 614.6225