

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## WATER SUPPLY BANK LEASE CONTRACT No. 1107

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

**RECEIVED**

**JAN 22 2020**

**DEPARTMENT OF  
WATER RESOURCES**

**LESSOR:** LYNN BONTRAGER LLC  
PO BOX 2092  
KETCHUM, ID 83340

### 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 24, 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) |
|---------------------|---------------|------------------------------------------|----------------------|-----------------------|------------|
| 37-21423            | 11/26/1886    | BIG WOOD RIVER, tributary to MALAD RIVER | 0.12                 | Not Stated            | 2.3        |
| <b>Lease Totals</b> |               |                                          | <b>0.12</b>          | <b>Not Stated</b>     | <b>2.3</b> |

#### Summary of Water Rights Elements Rentable From the Bank

| Water Right                  | Diversion Rate (CFS) | Diversion Volume (AF) | Acres (Limited) (AC) | Rate Per Acre (CFS/AC) | Volume Per Acre (AF/AC) |
|------------------------------|----------------------|-----------------------|----------------------|------------------------|-------------------------|
| 37-21423                     | 0.1                  | 6.44                  | 2.3                  | 0.04                   | 2.8                     |
| <b>Combined Limit Totals</b> | <b>0.1</b>           | <b>6.44</b>           | <b>2.3</b>           | <b>0.04</b>            | <b>2.8</b>              |

*\* The water right elements rentable have been reduced from the water right elements leased to account for conveyance losses of 20%.*

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

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1107**

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.
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  
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**WATER SUPPLY BANK LEASE CONTRACT No. 1107**

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

**LESSOR:** LYNN BONTRAGER LLC  
PO BOX 2092  
KETCHUM ID 83340

By Kathleen Lynn  
Title MEMBER  
Date JAN 17, 2020

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

By Brian Patton  
Brian Patton, Acting Administrator  
Idaho Water Resource Board

Date 01/27/20

Lease approved by IDWR P. Hume

Date 01/27/20

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1107**

**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): 37-21423**

BIG WOOD RIVER                      SWNW                      Sec. 20                      Twp 03N                      Rge 18E                      BLAINE County

| Water Right    | Beneficial Use | Season of Use |    |       | Diversion Rate (CFS) | Volume (AF) |
|----------------|----------------|---------------|----|-------|----------------------|-------------|
|                |                | From          |    | To    |                      |             |
| 37-21423       | IRRIGATION     | 04/15         | to | 10/31 | 0.12 cfs             | Not Stated  |
| <b>Totals:</b> |                |               |    |       | 0.12 cfs             | Not Stated  |

**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 |        |
| 03N | 18E | 33  |    |    |    |    |    | 2.3 |    |    |    |    |    |    |    |    |    |    | 2.3    |

Total Acres: 2.3

**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.
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.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1107**

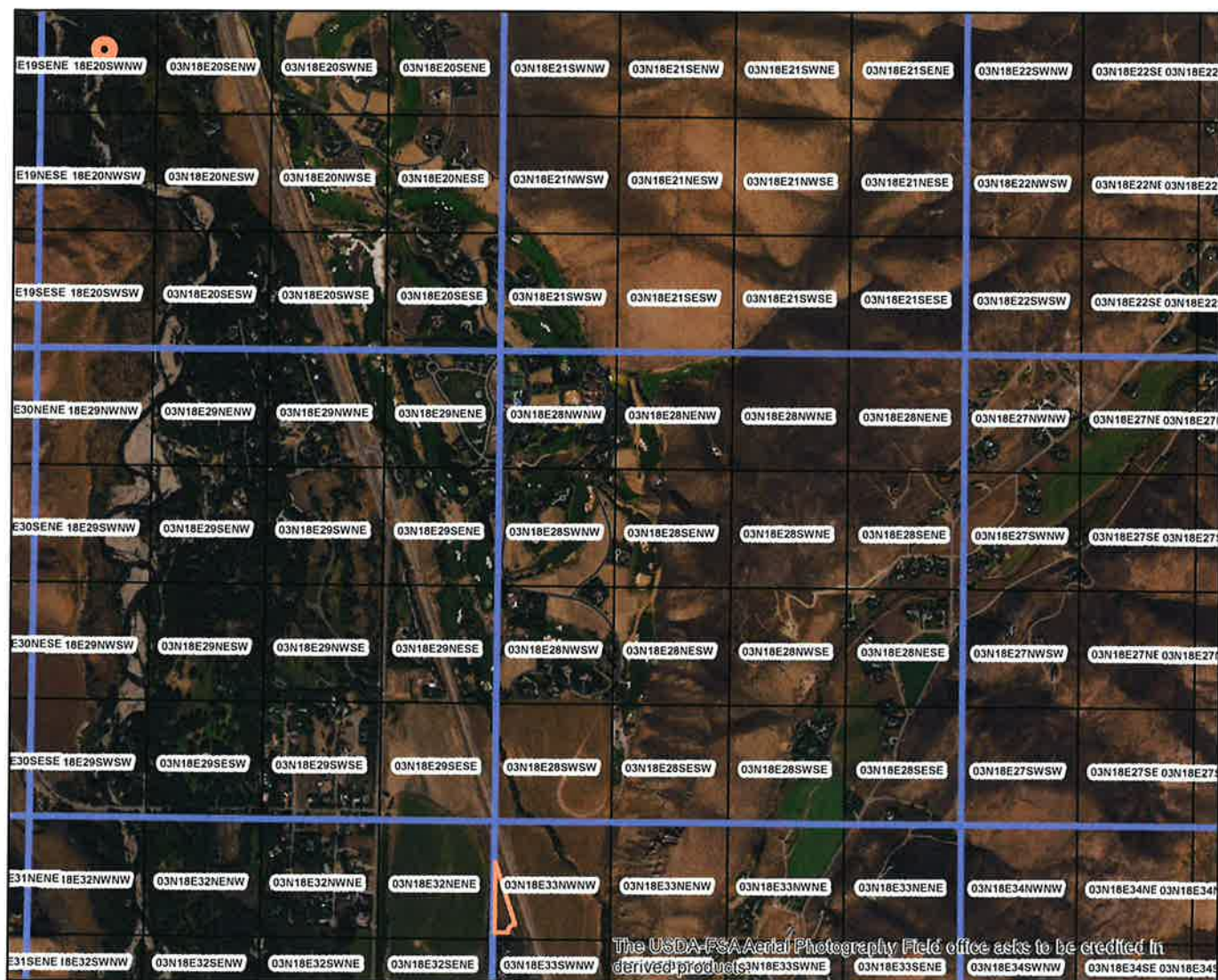
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into 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. Property is also known as Lot 1, Block 1, Sagebrush Subdivision.
13. Water diverted from Headgate #22 delivered through Hiawatha Canal.
14. A portion of this right provides conveyance for other right holders in the shared delivery of water through the Hiawatha Canal. To prevent injury to other water right holders, the watermaster shall deliver 20% or 0.02 cfs of the leased portion of this right into the Hiawatha Canal whether it is rented or not.
15. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.

Idaho Water Resource Board  
Water Supply Bank Lease Contract No. 1107

37-21423

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

QQ



0 0.25 0.5 Miles

STATE OF IDAHO  
WATER RESOURCE BOARD

RECEIVED

DEC 24 2019

DEPARTMENT OF  
WATER RESOURCESAPPLICATION TO SELL OR LEASE A WATER RIGHT  
TO THE WATER SUPPLY BANKDesignated Applicant LYNN BONTRAGER, LLC  
(Select one owner - see item 1A on the application)Water Right No. 37-21423  
(One water right per application)

Is this application being submitted with a rental application as a lease/rental package?

Yes ☐ No ☒

This application must be prepared in accordance with the minimum requirement checklist below. 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. **Applications that do not meet the minimum requirements will not be processed and may be returned or denied.**

## MINIMUM REQUIREMENT CHECKLIST

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

Yes

- ☒ Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*.
- ☒ Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.
- ☒ Confirmation this form has been printed **single sided**, per requirement of the Water Supply Bank.

Attachment N/A Yes

- 1A ☐ ☒ Signatures and contact information for **all owners** of the water right to be 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](http://www.idwr.idaho.gov)).
- 1D ☐ ☒ 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.
- 3 ☐ ☒ 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. You have the option of printing a map using the map tool on IDWR's website at: [www.idwr.idaho.gov](http://www.idwr.idaho.gov).
- 4A ☐ ☒ Written consent from irrigation district or water delivery company.
- 4G ☐ ☒ Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code. SEE #4F

## Department Use Only

|                                                                                                         |                        |                                   |                          |
|---------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------|--------------------------|
| Fee Amount \$ <u>250.00</u>                                                                             | Received By: <u>Ky</u> | Date Received: <u>12-24-19</u>    | Receipt # <u>C108151</u> |
| W-9 received? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Route W-9 to Fiscal) |                        | Name on W-9: <u>Kathleen Lynn</u> |                          |

STATE OF IDAHO  
WATER RESOURCE BOARD

**APPLICATION TO SELL OR LEASE A WATER RIGHT**  
(Continued)

**1. CONTACT INFORMATION**

- A. This application must be completed by a Designated Applicant who is a current owner of the water right being sold or leased to the Water Supply Bank. If there are additional current owners, 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 LYNN BONTRAGER, LLC  
Mailing Address PO Box 2092 KETCHUM IDAHO 83340  
Street City State Zip Code  
Email Address KATHY@IMRESV.COM Phone Number 208 481 0990

☒ 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 submitted an IRS Form W-9 to this Department within the last 2 years? Yes ☐ No ☒  
If no, complete the form and attach to this application (Attachment 1B).
- 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 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 1D).

Name of Representative KATHLEEN LYNN Organization LYNN BONTRAGER, LLC  
Professional Title MEMBER Email Address KATHY@IMRESV.COM  
Mailing Address PO Box 2092, KETCHUM, IDAHO 83340 Phone Number 208 481 0990

☐ 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**

☒ The full water right is being offered to the Bank. #37-21432

OR

☐ A part of the water right is being offered to the Bank.

If a portion of the water right is being offered, complete Attachment 2.

**3. MAP**

Attach a map of the point(s) of diversion and place(s) of use proposed to be idled by this lease application. Make sure the idled place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to idle. If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3**.

STATE OF IDAHO  
WATER RESOURCE BOARD

**APPLICATION TO SELL OR LEASE A WATER RIGHT**  
(Continued)

**4. GENERAL INFORMATION**

- A. 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 4A).

*If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to Section 42-108, Idaho Code and IDAPA WSB Rule 37.02.03.25.02e.*

- B. Please provide a description of the current water diversion and delivery system.

WATER DIVERTED FROM HEADGATE 22 HAWATHA CANAL COMPANY AND  
DELIVERED TO PROPERTY.

- C. 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. N/A

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☐ No ☒  
*Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.*

- E. Will the present place of use continue to receive water from any other source? Yes ☐ No ☒  
If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased.

- F. Identify annual volumes and/or rates of water diverted in the last 5 years to accomplish the beneficial use authorized by this water right. WAS IN WATER BANK NOV 2015 TO DEC 31, 2019. IRRIGATED PROPERTY BEFORE FIRST  
WATER BANK LEASE.

- G. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☐ No ☒  
If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Attachment 4G). See Section 42-223, Idaho Code for exceptions to forfeiture. Your application may be denied if forfeiture concerns are not addressed.

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan?  
If yes, describe.

Yes ☐ No ☒

STATE OF IDAHO  
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT  
(Continued)

5. 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, specify the years when the use of water will be suspended: 2020 to 12-31-2024 (maximum lease period 5 calendar years).  
(Year) (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.

MINIMUM 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 is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.

Kathleen Lynn  
Signature of Designated Applicant

KATHLEEN LYNN  
Printed Name

DEC 10 2019  
Date

Kathleen Lynn  
Signature of Authorized Representative

KATHLEEN LYNN  
Printed Name

DEC 10, 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**

For the water right on this application, list all owners (individuals or business entities) of the right or the property to which it is appurtenant. All water right holders must sign 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.

If submitting multiple applications, it is only necessary to complete one Attachment 1A for the group of applications. List each water right below.

Water Right No(s). 37-21432

|                       | Designated Applicant                                                                                 | Applicant #2                                                                  | Applicant #3                                                                  |
|-----------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Name                  | LYNN BONTRAGER, LLC                                                                                  |                                                                               |                                                                               |
| Mailing Address       | PO Box 2092<br>KETCHUM, IDAHO 83340                                                                  |                                                                               |                                                                               |
| Phone Number          | 208 481 0990                                                                                         |                                                                               |                                                                               |
| Email Address         | KATHY@IMRESV.COM                                                                                     |                                                                               |                                                                               |
| 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             |                                                                               |                                                                               |                                                                               |

RECEIVED

DEC 24 2019

DEPARTMENT OF  
WATER RESOURCES

# HIAWATHA CANAL

P.O. Box 1604 • Hailey, ID 83333

December 17, 2019

Idaho Water Bank  
322 E. Front St.  
P.O. Box 83720  
Boise, ID 83720-0098

Re: *Lynn Bontrager, LLC: Water Right 37-21423*

Dear Sir or Madam:

The purpose of this letter is to respond generally to water rights being leased to the Water Bank, which are conveyed in the Hiawatha Canal ("Canal") by the Hiawatha Canal Company, a.k.a. The Hiawatha Canal Water Users Association of Lateral or Laterals ("Canal Company"). For the reasons outlined below and on the conditions requested, the Canal has no objection to the aforementioned water rights being placed into the Water Bank.

The Hiawatha Canal Company is concerned about the amount of water being removed from the Canal and placed in the Water Bank by various water right holders. Generally, at this time, the Canal Company does not object to water rights conveyed in the Hiawatha Canal being placed in the Water Bank provided that if the water rights are leased to parties outside of the Canal, then the Water Bank should require twenty-percent (20%) of the right be left in the Canal as conveyance loss. I suggest that the Department place a condition on the leases to this effect.

Providing you some historical perspective, the Canal Company filed for mitigation (conveyance loss) rights in the adjudication for rights that had been forfeited or abandoned out of the Canal. The Department agreed that the conveyance loss in the Canal was twenty-percent (20%), and therefore, entered recommendations accordingly. See e.g., water rights 37-22630, 37-22631, 37-22632 and 37-22633. This conveyance has been recognized by the Idaho Department of Water Resources in similar transfers. Leaving twenty-percent (20%) of the leased rights in the Canal will insure that all rights in the Canal continue to be delivered without injury to water right holders in the Canal.

As a condition of being leased, the Canal Company requests:

1. The Canal Company does not presently object to the aforementioned water rights being placed in the Water Bank, provided that twenty-percent (20%) of the right is left in the Canal as conveyance loss; and

2. The Canal Company would like to be notified if the water rights are eventually released from the Water Bank, or if the Water Rights are being leased again to the Water Bank after the expiration of the lease period.

Thank you in advance for responding to this letter and addressing our concerns. If you have any questions, please do not hesitate to call me.

Sincerely,

HIAWATHA CANAL COMPANY

A handwritten signature in blue ink, appearing to read "James W. Phillips", with a long horizontal flourish extending to the right.

James W. Phillips, President

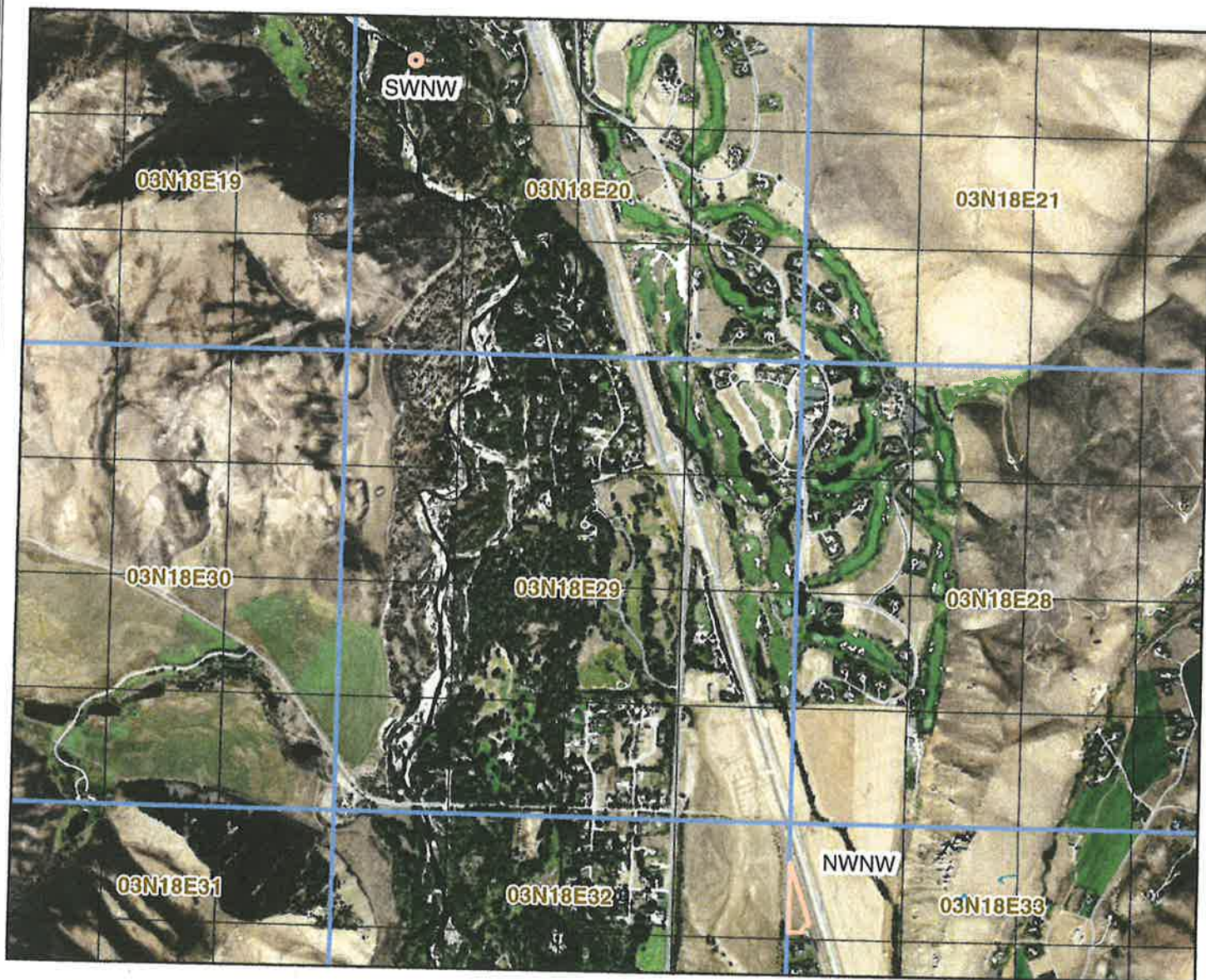
FXH: fxh  
cc: client

# Idaho Water Resource Board Water Supply Bank Lease

37-21423

Effective until December 31, 2019

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.



2013 USDA-FSA Aerial Photography

- Approved Lease Point of Diversion
- Approved Lease Place of Use
- Townships
- PLS Sections
- Quarter Quarters



0 0.5 1 Miles

ATTACHMENT 3



Kathleen Lynn  
kathy@imresv.com

Home

Search

Forms

Lists

My Work Queue

My Records

Data Requests

Help

# Business Search

LYNN-BONTRAGER, LLC



Advanced   
Results: 1

| Form Info                                                           | Status            | Filing Date | Agent           |
|---------------------------------------------------------------------|-------------------|-------------|-----------------|
| LYNN-BONTRAGER, LLC (42584)<br><i>Limited Liability Company (D)</i> | > Active-Existing | 06/23/1999  | KATHLEEN K LYNN |



# STATE OF IDAHO

Lawrence Denney | Secretary of State

## Business Office

450 North 4th Street

PO Box 83720

Boise, ID 83720

December 10, 2019

**Request Type: Certificate of Existence/Filing**

Request #: 0003705293

Receipt #: 000264696

Issuance Date: 12/10/2019

Copies Requested: 0

**Regarding: LYNN-BONTRAGER, LLC**

Filing Type: Limited Liability Company (D)

Formation/Qualification Date: 06/23/1999

Status: Active-Existing

Duration Term: Perpetual

File #: 42584

Formation Locale: IDAHO

Inactive Date:

### Certificate of Existence

I, Lawrence Denney, Secretary of State of the State of Idaho, do hereby certify that effective as of the issuance date noted above

**LYNN-BONTRAGER, LLC**

is a Limited Liability Company duly formed under the law of this State with a date of incorporation and duration as given above.

A handwritten signature in black ink, appearing to read "Lawrence Denney".

Lawrence Denney

**Idaho Secretary of State**

Processed By: Business Division

**Verification #: 005314727**



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](http://idwr.idaho.gov) • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov)

BRAD LITTLE  
Governor

GARY SPACKMAN  
Director

January 30, 2020

LYNN BONTRAGER LLC  
PO BOX 2092  
KETCHUM, ID 83340

RE: **WATER SUPPLY BANK LEASE CONTRACT 1107  
FOR WATER RIGHTS 37-21423**

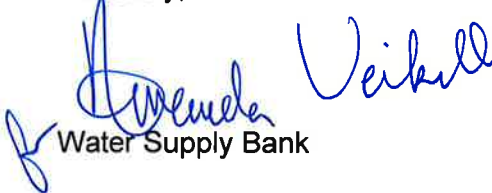
Dear Lessor:

Water rights **37-21423** were leased into the Water Supply Bank (Bank) as of January 1, 2019, 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](http://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](mailto:bank@idwr.idaho.gov) or 208-287-4800.

Sincerely,



Water Supply Bank

Enclosure: Executed Lease Contract

c: Corey Skinner – IDWR Southern Region  
Kevin Lakey – Water District 37

## Hersley, Jean

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**From:** Skinner, Corey  
**Sent:** Thursday, January 09, 2020 8:02 AM  
**To:** Hersley, Jean  
**Subject:** RE: WSB Lease Contract for 37-21453- Lynn Bontrager LLC

No concerns from me.

**From:** Hersley, Jean  
**Sent:** Wednesday, January 08, 2020 2:57 PM  
**To:** Skinner, Corey <Corey.Skinner@idwr.idaho.gov>; Kevin Lakey <watermanager@cableone.net>  
**Subject:** WSB Lease Contract for 37-21453- Lynn Bontrager LLC

This is a renewal of leasing this right to the Bank. The right has been in the Bank since 2015. Please let me know within 7 days if you have any comments or concerns with the lease. Thank you.

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



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](http://idwr.idaho.gov) • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov)

BRAD LITTLE  
Governor

GARY SPACKMAN  
Director

January 8, 2020

LYNN BONTRAGER LLC  
PO BOX 2092  
KETCHUM ID 83340

**RE: APPLICATION TO LEASE WATER RIGHT 37-21423 TO THE WATER SUPPLY BANK  
CONTRACT 1107**

**\*\*\*\*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 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 287-4800.

Sincerely,

Water Supply Bank

Enclosures: Proposed Lease Contracts  
Receipt # C108151

**Hersley, Jean**

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**From:** Hersley, Jean  
**Sent:** Wednesday, January 08, 2020 2:56 PM  
**To:** Skinner, Corey; 'Kevin Lakey'<sup>23</sup>  
**Subject:** WSB Lease Contract for 37-21453- Lynn Bontrager LLC  
**Attachments:** Lease Application Review.xls; Report - Lease Contract - 1107.docx

This is a renewal of leasing this right to the Bank. The right has been in the Bank since 2015. Please let me know within 7 days if you have any comments or concerns with the lease. Thank you.

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



# Idaho Limited Liability Company Annual Report Form

File online at: [sos.idaho.gov](http://sos.idaho.gov)

Due no later than: 06/30/2019

Return completed form within 30 days to

Idaho Secretary of State

Attn: Annual Reports

450 North 4th Street

Boise, ID 83720

Phone: (208) 334-2300

Annual Report: No filing fee if received by the due date.

SOS Control Number: 42584

Filing Status: Active-Existing

Limited Liability Company (D)

Date Formed: 06/23/1999

Formation Locale: ID

Name and Mailing Address:

LYNN-BONTRAGER, LLC

PO BOX 2092

KETCHUM, ID 83340

(1) Add or Change Mailing Address:

Registered Agent (RA) and Registered Office (RO) Address:

KATHLEEN K LYNN

102 HYNDMAN VIEW DRIVE

HAILEY, ID 83333

(2) Change RA and/or RO Address:

Note: The Registered Office address must be a physical Idaho address (no postal box).

(3) New Registered Agent (RA) Signature:

If a new agent is appointed in item (2) above, the new agent must sign here to accept the appointment.

(4) Limited Liability Companies: Enter names and addresses of Managers OR Members. Do NOT put 'same as last year' or 'same as above'. These will not be accepted. Changes here will not affect the entity mailing address. If more space is needed, please add an attachment.

| Manager/Member                                                       | Name              | Business Address | City, State, Zip  |
|----------------------------------------------------------------------|-------------------|------------------|-------------------|
| <input type="checkbox"/> Mgr <input checked="" type="checkbox"/> Mem | CARL G. BONTRAGER | PO Box 2092      | KETCHUM, ID 83340 |
| <input type="checkbox"/> Mgr <input checked="" type="checkbox"/> Mem | KATHLEEN K. LYNN  | PO Box 2092      | KETCHUM, ID 83340 |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |
| <input type="checkbox"/> Mgr <input type="checkbox"/> Mem            |                   |                  |                   |

(5) Signature:

*K.K. Lynn*

(6) Date:

JULY 9, 2019

(7) Type/Print Name:

K. K. LYNN

(8) Title:

MEMBER

Instructions: Legibly complete the form above. Sign and date this form and return to the address provided above.

B0026-6321 07/12/2019 4:25 PM Received by ID Secretary of State Lawrence Denney

December 19, 2019

RECEIVED  
DEC 24 2019  
DEPARTMENT OF  
WATER RESOURCES

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

Attention: Water Supply Bank

Please find enclosed Application to Sell or Lease a Water Right to the Water Supply Bank for Water right # 37-21423. This is a renewal for the Water Bank for this Water Right.

Also enclosed a a check for \$250.00.

Please contact me if you have any questions or need any more information. My cell 208 481 0990.  
My e mail kathy@imresv.com

Thank you very much,



Kathleen Lynn  
Member  
Lynn-Bontrager, LLC  
P O Box 2092  
Ketchum, Idaho 83340

Enclosed: 13 pages, including  
this letter, and check