

JAN 19 2016

DEPARTMENT OF
WATER RESOURCES**WATER SUPPLY BANK LEASE CONTRACT**

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

LESSOR: GLOBAL AG PROPERTIES USA LLC
C/O WESTCHESTER GROUP INVESTMENT MANAGEMENT
2004 FOX DR STE L
CHAMPAIGN IL 61820
(208) 908-3848

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. On December 24, 2015, the Lessor filed an application to lease the water rights described below into the Water Supply Bank.
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 the 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	Priority Date	Source	Tributary	Leased Rate	Annual Leased Volume	Total Leased Acres
51-7108A	7/15/1969	Ground Water	NA	0.34 cfs	184.8 af	46.2 ac
51-13035	11/21/1960	Ground Water	NA	0.20 cfs	50.8 af	12.7 ac
51-13037	10/25/1951	Ground Water	NA	0.27 cfs	70.9 af	17.7 ac
Total annual combined limits of these water rights				0.81 cfs	306.4 af	76.6 ac

SUPPORT DATA**Lease Totals**IN FILE # 51-7108A

0.81 cfs 306.4 af 76.6 ac

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, 2016 to December 31, 2020. 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

5. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

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

GLOBAL AG PROPERTIES USA LLC
C/O WESTCHESTER GROUP INVESTMENT MANAGEMENT
2004 FOX DR STE L
CHAMPAIGN IL 61820

By 
Printed Name PATRICK TRAINOR

Date 1-12-2016
Title EVP

IDAHO WATER RESOURCE BOARD
322 EAST FRONT ST
PO BOX 83720
BOISE ID 83720-0098

By 
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date 1/19/2016

Lease approved by IDWR 

Date 1-19-2016

ATTACHMENT A

WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

WATER RIGHT NOS. 51-7108A, 51-13035, and 51-13037,

The water right or portion thereof leased to the bank is described as follows:

Lessor: GLOBAL AG PROPERTIES USA LLC
C/O WESTCHESTER GROUP INVESTMENT MANAGEMENT
2004 FOX DR STE L
CHAMPAIGN IL 61820
(208) 908-3848

Location of Points of Diversion

GROUND WATER	SWNENW	Sec. 34, Twp 09S, Rge 12E, TWIN FALLS County
GROUND WATER	NENESE	Sec. 34, Twp 09S, Rge 12E, TWIN FALLS County
GROUND WATER	SENESE	Sec. 34, Twp 09S, Rge 12E, TWIN FALLS County
GROUND WATER	SESWNW	Sec. 35, Twp 09S, Rge 12E, TWIN FALLS County
GROUND WATER	SWNESW	Sec. 35, Twp 09S, Rge 12E, TWIN FALLS County
GROUND WATER	SWNESW	Sec. 35, Twp 09S, Rge 12E, TWIN FALLS County
GROUND WATER	SESENE	Sec. 30, Twp 09S, Rge 13E, TWIN FALLS County
GROUND WATER	SWSESE	Sec. 1, Twp 10S, Rge 12E, TWIN FALLS County
GROUND WATER	SWSESW	Sec. 1, Twp 10S, Rge 12E, TWIN FALLS County
GROUND WATER	SWSESW	Sec. 1, Twp 10S, Rge 12E, TWIN FALLS County
GROUND WATER	SWSESE	Sec. 2, Twp 10S, Rge 12E, TWIN FALLS County
GROUND WATER	NWSESW	Sec. 2, Twp 10S, Rge 12E, TWIN FALLS County
GROUND WATER	SENE	Sec. 12, Twp 10S, Rge 12E, TWIN FALLS County

<u>Water Right</u>	<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
51-7108A	Irrigation	04/01 to 10/31		0.34 cfs	184.8 af
51-13035	Irrigation	03/15 to 11/15		0.20 cfs	50.8 af
51-13037	Irrigation	03/15 to 11/15		0.27 cfs	70.9 af
Total:				0.81 cfs	306.4 af

Place of Use to be Idled Under This Lease: IRRIGATION

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10S	12E	1			16.7				3.6							16.0			36.3
09S	12E	25											10.7	1.5					12.2
09S	12E	36					12.1				15.6		0.4						28.1

Total Acres: 76.6

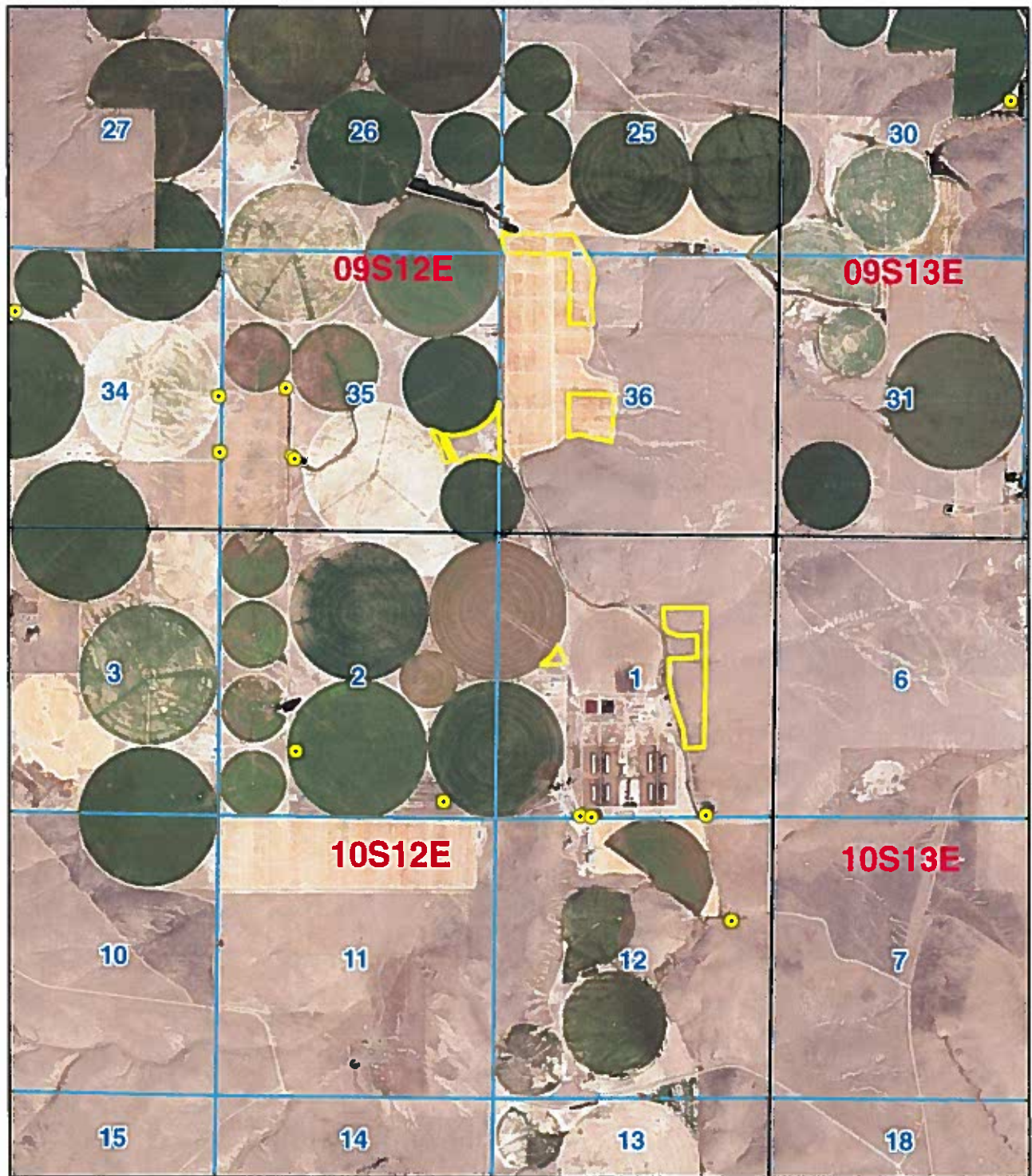
Conditions Applicable to All Leased Water Rights

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, nor does it improve the status of the right or accomplish the 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 after the following rental season.
11. The water rights leased to the bank are 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. When combined with all other rights, the leased rights shall provide not more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the lands above.
13. Unleased portions of rights 51-7108A, 51-13035, and 51-13037 are limited to irrigation of a combined total of 600.5 acres in a single irrigation season, and a total combined annual diversion volume of 2,402 af.
14. Unleased portions of rights 51-13035 and 51-13037 when combined shall not exceed a total annual maximum diversion volume of 897.1 af at the field headgate, and the irrigation of 224.3 acres.
15. Unleased portion of 51-7108A is limited to the irrigation of 456.2 acres within the authorized place of use in a single irrigation season.
16. Unleased portion of 51-13035 is limited to the irrigation of 125.3 acres within the authorized place of use in a single irrigation season.
17. Unleased portion of 51-13037 is limited to the irrigation of 179.5 acres within the authorized place of use in a single irrigation season.

Idaho Water Resource Board Water Supply Bank Lease

51-7108A, 51-13035 & 51-13037
Effective until December 31, 2020

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.



- Lease_PODs
- Lease_POU
- Township/Range
- Sections

The USDA-FSA Aerial Photography Field



0 1 2 Miles

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

RECEIVED

NOV 04 2015

DEPARTMENT OF
WATER RESOURCES

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 Global AG Properties USA LLC
(Select one owner – see item 1A on the application)

Water Right No. 51-13035
(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 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.

Attachment N/A YES

- | | | | |
|----|-------------------------------------|-------------------------------------|--|
| 1A | ☐ | ☒ | Contact information for <i>all owners</i> of the water right that is being leased or sold on this application. |
| 1B | | ☒ | An <u>Internal Revenue Service (IRS) Form W-9</u> for the Designated Applicant. |
| 1C | ☒ | ☐ | <i>Notice of Change in Water Right Ownership</i> 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. |
| 3E | ☐ | ☒ | Evidence demonstrating that a water right has not been lost through abandonment or forfeiture pursuant to <u>Section 42-222(2), Idaho Code</u> . |
| 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. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov . |

Department Use Only

Fee Amount \$ <u>1,500.00</u>	Received By: <u>DS</u>	Date Received: <u>11/4/2015</u>	Receipt # <u>0104177</u>
W-9 received? Yes ☒ No ☐	(Route W-9 to Fiscal)	Name on W-9: <u>Global Ag Properties USA LLC</u>	

2004 Fox Drive Suite L
Champaign, IL 61820

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 Global AG Properties USA LLC Email Address _____

Mailing Address 2004 Fox Dr STE L Champaign, IL 61820 Phone Number (208) 908-3848

☒ 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)? Previously Submitted 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 Greg Sullivan Organization Brockway Engineering

Professional Title Engineer Email Address greg.sullivan@brockwayeng.com

Mailing Address 2016 North Washington St Ste 4, Twin Falls Idaho 83301 Phone Number 208-736-8543

☐ 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 51-13035 ☐ 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.

Existing wells, mainlines and delivery systems.

- 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.
51-13005 et al.

- C. Are any of the water rights identified in question 3B stacked with the water right proposed for lease? Yes ☒ No ☐

Stacked water rights are water rights that are utilized 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.

D. Will the present place of use continue to receive water from any other source?

Yes ☐ No ☒

If yes, describe. _____

E. 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. _____

F. 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. MAP

Plat map, survey map, or aerial photograph clearly showing the specific acres proposed to be idled by this lease application.

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: 2016 to 2020 (maximum lease period 5 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.
normal 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 Bank does not, in itself, confirm the validity of the water right or any elements of the water right.

Patrick Trainor

Signature of Designated Applicant

PATRICK TRAINOR

Printed Name

11-2-15

Date

Signature of Authorized Representative

Printed Name

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.

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

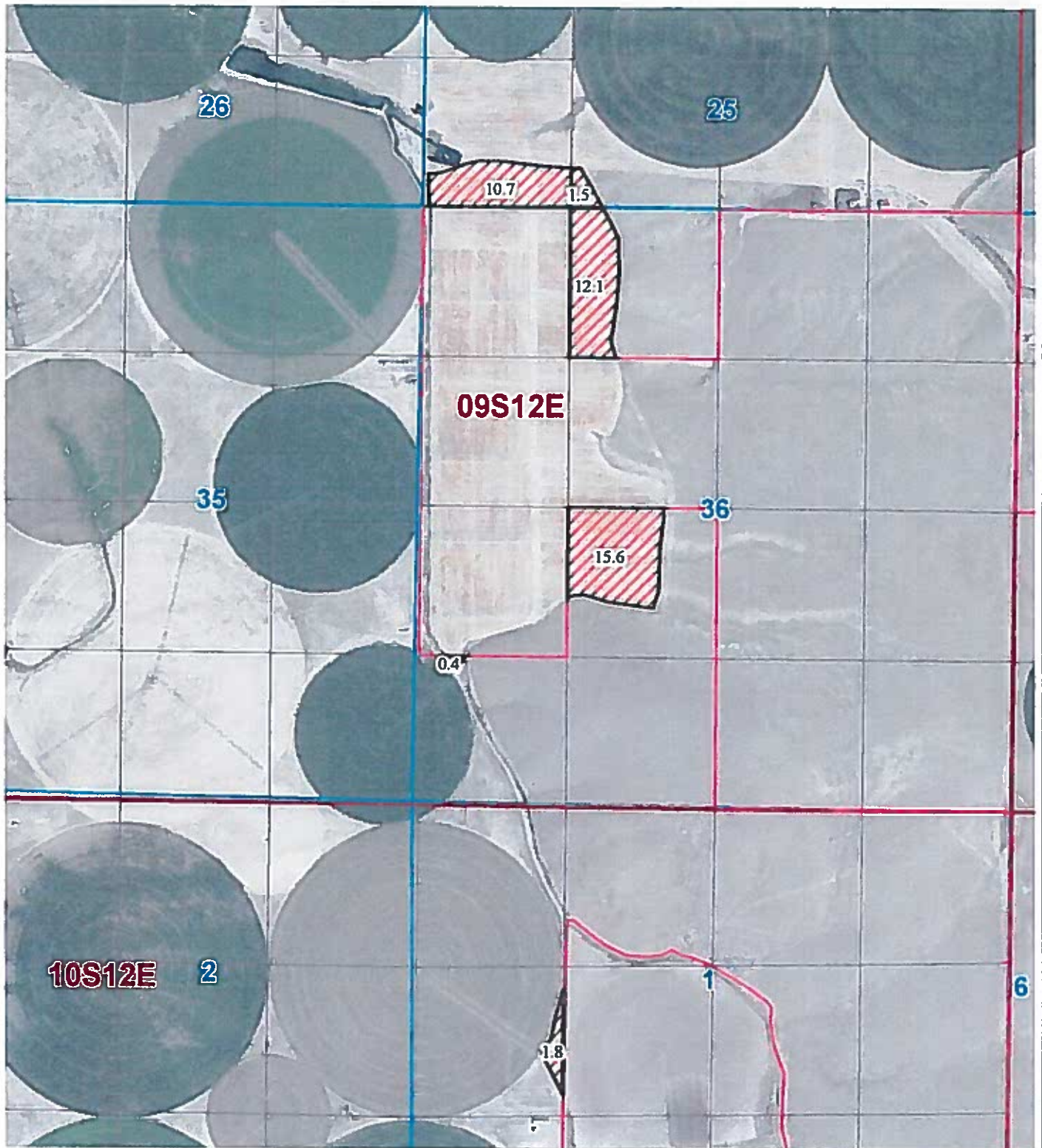
Water Right No(s). 51-13035

	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			

Exhibit A**PODs**

Township	Range	Sec.	QQQ	Source	County
9 S	12 E	34	SWNENW	GROUND WATER	TWIN FALLS County
9 S	12 E	34	NENESE	GROUND WATER	TWIN FALLS County
9 S	12 E	34	SENESE	GROUND WATER	TWIN FALLS County
9 S	12 E	35	SESWNW	GROUND WATER	TWIN FALLS County
9 S	12 E	35	SWNESW	GROUND WATER	TWIN FALLS County
9 S	12 E	35	SWNESW	GROUND WATER	TWIN FALLS County
9 S	12 E	30	SESENE	GROUND WATER	TWIN FALLS County
10 S	12 E	1	SWSESW	GROUND WATER	TWIN FALLS County
10 S	12 E	1	SWSESW	GROUND WATER	TWIN FALLS County
10 S	12 E	1	SWSESE	GROUND WATER	TWIN FALLS County
10 S	12 E	2	NWSESW	GROUND WATER	TWIN FALLS County
10 S	12 E	2	SWSESE	GROUND WATER	TWIN FALLS County
10 S	12 E	12	SENE	GROUND WATER	TWIN FALLS County



WESTCHESTER - BLUE GULCH FARM
WSB 2016 LEASE 51-13035
NAIP 2013 AERIAL

0 387.5 775 1,550 Feet

BROCKWAY ENGINEERING, PLLC.
ALR - Date: 10/5/2015

Legend

WSB_Lease_Areas_2016	Township-Range
51-13035	Sections
PPU_2010	CG_lines

